

EQUIPMENT SALES/RENTAL/SERVICE
(TITLE 30)

UPDATE
LAKE MEAD BLVD/ABELS LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-21-0320-PRECEDENT PROPERTIES, LLC & VERLAINE, LLC:

HOLDOVER ZONE CHANGE to reclassify 9.4 acres from a C-2 (General Commercial) Zone and an M-D (Designed Manufacturing) (APZ-2) Zone to an M-D (Designed Manufacturing) (APZ-2) Zone.

WAIVER OF DEVELOPMENT STANDARDS to allow areas subject to vehicular traffic to be gravel where paving is required.

DESIGN REVIEW for a proposed equipment sales/rental/service - construction or heavy equipment facility (cranes).

Generally located on the south side of Lake Mead Boulevard, 100 feet east of Abels Lane within Sunrise Manor (description on file). WM/lm/jd (For possible action)

RELATED INFORMATION:

APN:

140-20-301-024

LAND USE PLAN:

SUNRISE MANOR - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 9.4
- Project Type: Equipment sales/rental/service - construction or heavy equipment facility (cranes)
- Number of Stories: 1
- Building Height (feet): 30
- Square Feet: 8,000 (office/warehouse)/600 (fuel/wash bay)
- Parking Required/Provided: 13/15

Site Plan

The applicant is requesting a conforming zone change from C-2 and M-D zoning to M-D zoning for an equipment sales/rental/service - construction or heavy equipment facility (cranes). The plans depict a 1 story, 8,000 square foot office/warehouse building centrally located in the

northerly portion of the site. The building is set back over 67 feet from the north property line and over 128 feet from the east property line. A detached 600 square foot fuel/wash bay is located 42 feet from the west property line and over 590 feet from the north property line. Access to the site is provided by 2 commercial driveways located near the east and west property lines along Lake Mead Boulevard. There is no vehicle access to Kell Lane to the south. Visitor parking spaces are located on the north side of the building with gated access to the storage and display area south of the building. The loading zone and trash enclosure are located on the west side of the building. An asphalt fire truck access lane is provided around the boundary of the gravel storage and display area south of the building. The proposed use is located in the northerly portion of the site with a 6 foot high chain-link fence separating the undeveloped portion of site.

Landscaping

Street landscaping consists of a 15 foot to 18 foot wide landscape area behind an attached sidewalk along Lake Mead Boulevard and a 6 foot wide landscape area behind an attached sidewalk along Kell Lane. The site is enclosed with an 8 foot high perimeter wall and gates. Interior to the site, landscaping is provided within the parking area and on the east and west sides of the building behind the access gates to the outside storage/outside display area. Along the east property line, a 10 foot wide landscape buffer is planted with a mix of deciduous and Evergreen trees spaced 20 feet on center. Along the west property line, there is a 10 foot wide landscape buffer planted with a mix of deciduous and Evergreen trees in a single row with 20 feet between trees adjacent to the C-2 zoned parcel APN 140-20-301-003 and a double row of Evergreen trees for an intense landscape buffer adjacent to the RUD and R-T zoned parcel APN 140-20-301-019.

Elevations

The plans depict an office/warehouse building with a maximum height of 30 feet. The building is constructed of tilt-up concrete panels with painted varying horizontal bands of color and wall-mounted lighting. The main storefront entrance is located on the north elevation and includes a decorative metal canopy. There are 3 overhead roll-up doors located on the east and west sides of the office/warehouse building. The fuel/wash building includes similar construction and colors to the office/warehouse building with overhead roll-up doors on the north and south elevation and a pedestrian access door on the north elevation.

Floor Plan

The office/warehouse building has a total of 8,000 square feet and will be constructed with an open floor plan. The fuel/wash building consists of 600 square feet with an open wash bay.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the use is compatible with the surrounding area, and the business hours will be Monday through Friday 7:00 a.m. to 6:00 p.m. with occasional business operations on weekends. The heavy equipment on the site will destroy pavement, which is why a gravel surface is proposed. Any equipment rental will be properly transported to and from the rental facility by vehicles adequately designed for such transport. Due to the size and height of the

cranes it is not feasible to provide services on cranes indoors. A voluntary virtual neighborhood meeting was conducted. Two neighbors attended the meeting, and there were no concerns with the project. The addition of the 8 foot high screen wall with landscaping will assist in buffering the intended use to the properties to the east, south, and west.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1918-03	Reclassified 9.5 acres to C-2 and M-D zoning for a commercial and industrial project	Approved by BCC	January 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	C-1 & C-2	Mini-warehouse & retail
South	Public Facilities	P-F	Elementary school (Mountain View)
East	Business and Design/Research Park	R-T & R-2	Manufactured home park
West	Business and Design/Research Park & Residential High (8 to 18 du/ac)	C-2, R-T, & RUD	Undeveloped

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Zone Change

This zone boundary amendment conforms to the Sunrise Manor Land Use Plan, and the proposed zoning district is within the allowable range of intensity designated by the Business and Design/Research Park land use category. In addition, M-D zoning provides a transition between the existing commercial zoning designation to the northwest and the existing residences to the east. Furthermore, M-D zoning will allow development that is compatible with the Nellis Air Force Base Accident Potential Zone (APZ-2). Therefore, staff can support the conforming zone boundary amendment request.

Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

The use of gravel for an equipment area could create significant negative noise impacts on the existing residents to the east. Moving equipment (cranes) around the site will create noise that

will be amplified since the equipment will be located on a gravel surface. Growth Management Policy 7 of the Comprehensive Master Plan encourages in-fill sites to be balanced with a strong sensitivity to protecting existing neighborhoods. As a result, staff cannot support this request due to the impacts to the residential development to the east.

Design Review

While the site layout and building design comply with Title 30 standards, staff is concerned about the impacts from the facility operations on the existing residential development to the east. Although a landscape buffer and 8 foot high block wall are provided along the east property line, the movement of heavy equipment on both asphalt and gravel surfaces will create noise impacts, and the height of the equipment (cranes) will be visible above the property line walls. As a result, the facility is not harmonious and compatible with residential developments in the area; therefore, staff cannot support the design review for this facility.

Staff Recommendation

Approval of zone change; denial of waiver of development standards and design review.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- Provide an intense landscape buffer per Figure 30.64-12 along the east property line;
- Design Review as a public hearing for any development on the southerly portion of the property;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the waiver of development standards and design review must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Nevada Department of Transportation approval.

Building Department - Fire Prevention

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0275-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Sunrise Manor - denial.

APPROVALS:

PROTESTS: 3 cards

COUNTY COMMISSION ACTION: August 18, 2021 – HELD – To 09/22/21 – per the applicant.

APPLICANT: PRECEDENT PROPERTIES, LLC

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR., STE 650, LAS VEGAS, NV 89135