

MINI-WAREHOUSE WITH VEHICLE WASH
(TITLE 30)

JUDSON AVE/NELLIS BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0403-J & R PROPERTIES LAS VEGAS, LLC:

USE PERMITS for the following: **1)** allow trailer, recreational vehicle, and watercraft vehicle wash in an M-1 zone; **2)** allow trailer, recreational vehicle, and watercraft vehicle wash in an APZ-2 Zone; **3)** reduce separation from residential use; and **4)** waive screening of outside storage area.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce gate setback; **2)** alternative landscaping; **3)** eliminate trash enclosure; **4)** security fence location; and **5)** commercial driveway standards.

DESIGN REVIEW for modifications to an existing mini-warehouse facility with outside storage of vehicles and vehicle wash on 2.7 acres in an M-1 (Light Manufacturing) (AE-65 & APZ-2) Zone.

Generally located on the north side of Judson Avenue, 400 feet west of Nellis Boulevard within Sunrise Manor. TS/lm/syp (For possible action)

RELATED INFORMATION:

APN:

140-20-502-008; 140-20-502-012; 140-20-502-014

USE PERMITS:

1. Allow trailer, recreational vehicle, & watercraft vehicle wash in an M-1 zone, per Table 30.44-1.
2. Allow trailer, recreational vehicle, & watercraft vehicle wash in an APZ-2 zone, per Table 30.48-AE.
3. Reduce separation to residential use to 500 feet where 750 feet is required per Table 30.44-1 (a 33% reduction).
4. Waive screening of outside storage area from any right-of-way where required per Table 30.44-1.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce gate setback to 30 feet where 50 feet is required per Section 30.64.020 (a 40% reduction).
2.
 - a. Eliminate parking lot landscaping where required per Figure 30.64-14.
 - b. Allow alternative street landscaping where Figure 30.64-8 is required when in conjunction with security fencing.
3. Eliminate trash enclosure.

4. Allow security fencing (non-screening) which is not set back for landscaping where landscaping is required per Figure 30.64-8.
5.
 - a. Allow a non-standard driveway along Judson Avenue where a commercial driveway is required per Uniform Standard Drawing 222.1 is required.
 - b. Reduce driveway throat depth to zero feet where 25 feet is required per Uniform Standard Drawing 222.1 is required (a 100% decrease).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 5060 Judson Avenue
- Site Acreage: 2.7
- Project Type: modifications to an existing mini-warehouse facility
- Parking Required/Provided: 5/5

Site Plans & Request

The plans depict an existing mini-warehouse facility with an expansion of outside storage for recreational vehicles, trailers, watercraft, and off-highway vehicles, including a vehicle wash for said vehicle types. There is a 32 foot wide pan driveway entrance to the site from Judson Avenue. Parking is provided on either side of the entryway with a gated entry located 30 feet from the back of sidewalk. The existing trash enclosure will be removed, and the visitor parking area will be re-striped to provide the required parking in front of the mini-warehouse. A keypad entry is located on the west side of the access gate.

The existing mini-warehouse buildings will not be modified and are set back approximately 35 feet from the south property line. The addition of outside storage spaces in a paved parking area will be provided on the 2 northerly parcels along with a vehicle wash bay. There is a secondary fire access from a private drive located along the east property line terminating in a cul-de-sac on the subject site. A proposed fence is located along the west portion of the cul-de-sac bulb. A future manager's residence is located to the north of the vehicle wash bay.

Single family residential development is located approximately 500 feet to the east. Two industrial developments, as well as Nellis Boulevard, separate the residential from the vehicle wash.

Landscaping

The plans depict an existing landscape planter along Judson Avenue that consists of non-standard drought tolerant landscaping. No new landscaping is proposed although parking lot landscaping is required.

Elevations & Floor Plans

There are no proposed changes to the existing buildings which were constructed in 1980.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed outside storage in conjunction with the existing mini-warehouse facility will provide fire crash gates and paving to enable long-term parking storage for recreational vehicles and watercraft. The front parking area includes a reconfigured driveway, fencing, and gate locations, and the proposed design provides the required number of parking spaces. The vehicle wash will only be for the use of the renters of the facility and not open to the public. The applicant also indicates that the existing street landscaping allows for the necessary turning radius needed for site access and is hand watered. Additionally, the entry to the site will either-or be by key-pad and if there are access issues, renters/visitors may use the provided parking to turn around.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0192-92	Reclassified 4.2 acres to M-1 zoning for a mini-warehouse addition with outside storage	Approved by BCC	January 1993
ZC-0015-80	Reclassified to M-1 zoning for a mini-warehouse facility	Approved by BCC	March 1980

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-1 & M-D	Industrial & undeveloped
South	Business Employment	M-1	Industrial & outside storage
East	Business Employment & Corridor Mixed-Use	M-1 & C-1	Vehicle repair & storage facility
West	Business Employment	M-1	Industrial

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permits

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Use Permits #1, #2, & #3

Staff can support the location of the outside storage and vehicle wash bay, considering the separation to the residential use is over 500 feet to the east, is separated by an arterial street

(Nellis Boulevard), and there are existing buildings located between the proposed use and the residential properties to act as a buffer.

Use Permit #4

Typically, staff does not support a waiver to reduce/eliminate screening along the street. Staff is concerned about the negative effect of the outside storage due to the lack of the outside screening, and; therefore, staff is unable to support this request.

Waivers 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.

Waivers of Development Standards #1, #2, #3, #4

Staff is concerned about the single entry point along Judson Avenue with no secondary access or egress. The gated entry point is too small with the reduction in throat depth and does not consider 2 way traffic for large vehicles, sight visibility, visitor parking, and the potential for queuing of vehicles into the public right-of-way. A trash area is provided for a clear location for trash disposal by the property management and renters of units and spaces which staff could support, however, since staff cannot support the application, staff cannot support this request. The security fencing along Judson Avenue is located where it may cross into the public right-of-way at no more than 6 feet above the sidewalk. Staff could support the relocation of the security fencing behind (north edge) the existing planter. Therefore, as submitted, staff cannot support these requests.

Design Review

Staff can support the existing landscaping along Judson Avenue as it appears that the landscaping has been maintained over the years. However, staff is concerned about the security fencing along the street frontage at the back of sidewalk and possible crossing over the sidewalk at 6 feet to 8 feet in height. Staff is also concerned about the site access blocking proposed parking by users of the facility, blocking vehicle movement in and out of the property, as well as traffic along Judson Avenue. The entry area of the site is relatively small, and a re-design of the access could potentially provide access from the east side of the site or the private drive on the east with the exit onto Judson Avenue. Moving the entry could also provide a location for the trash enclosure while keeping the visitor parking as proposed.

Although staff can support parts of the request, staff does not support the use permit for the lack of screening of the outside storage and waivers. In addition, Public Works is unable to support the proposed waiver #5; therefore, staff recommends denial of the design review.

Public Works - Development Review

Waivers of Development Standards #5

Staff cannot support the proposed pan driveway with no throat depth. Pan driveways require vehicles to nearly come to a stop to negotiate a turn into the site, whereas commercial curb return driveways provide a smooth transition from the road into the site. Staff finds that the safest option is to provide a driveway or driveways from the private access easement on the east side of the parcels.

Staff Recommendation

Denial.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Relocate security fence along the south property line to the north edge of the existing planter;
- Work with the Las Vegas Metropolitan Police Department for the installation and use of security cameras and surveillance operation;
- No gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24 hour period, not to exceed 50 persons per acre at any time;
- 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 this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance.
- Applicant is advised that off-site improvement permits may be required; and that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

- 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 #0311-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Sunrise Manor - denial.

APPROVALS:

PROTESTS:

APPLICANT: J&R PROPERTIES

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