

04/07/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0077-COUNTY OF CLARK (AVIATION) & EJM ARROYO SUNALO STORAGE PROPERTY, LLC:

USE PERMIT for a transportation service.

DESIGN REVIEW for a proposed transportation service on 4.15 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay.

Generally located south of Sunset Road and west of Tioga Way within Spring Valley.
MN/mh/kh (For possible action)

RELATED INFORMATION:

APN:

176-03-101-002

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.15
- Project Type: Transportation service
- Parking Required/Provided: 9/374
- Sustainability Required/Provided: 7/2

Site Plan

The plan depicts a proposed transportation service located on the southwest corner of Sunset Road and Tioga Way. The site is accessed via 2 driveways along Tioga Way, both of which feature access gates controlled by call boxes. There are no proposed buildings, as the site will operate as a parking lot for autonomous vehicles when not transporting passengers. There are 374 parking spaces provided where 9 spaces are required. A parking demand study has been provided in lieu of a waiver of development standards for increased parking in accordance with Title 30. The site is screened by an 8 foot high decorative fence along the entire perimeter of the property.

Landscaping

The plan depicts detached sidewalks along Sunset Road and Tioga Way, featuring landscape strips on both sides of the sidewalks with large trees, shrubs, and groundcover. The parking area

consists of landscape islands distributed throughout the site, featuring large trees and groundcover.

Applicant’s Justification

The applicant states that the site will function as a typical parking lot for autonomous electric vehicles. The vehicles will deliver passengers like a ride-share or taxi service, which makes the proposed use a transportation service. The vehicles will be programmed to park at the site when not servicing customers around Las Vegas. The site is unmanned with no proposed structures, but will be remotely surveilled and monitored 24/7. Operations or maintenance personnel may occasionally visit the site, though no vehicle maintenance or repair will occur on-site. The site will not be open to the public and customers will not be picked up or dropped off at the site. The development will not disturb the health, welfare, or safety of the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0687-05 (ET-0157-09)	Second extension of time for a design review for signs in conjunction with a retail and industrial development - expired	Approved by BCC	July 2009
DR-0687-05 (ET-0171-07)	First extension of time for a design review for signs in conjunction with a retail and industrial development - expired	Approved by BCC	July 2007
DR-0687-05	Design review for signs in conjunction with a retail and industrial development - expired	Approved by BCC	June 2005
ZC-1234-97	Zone change from R-E to C-2 for a shopping center - expired	Approved by BCC	August 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG (AE-60)	Undeveloped
South	Business Employment	CC (AE-60)	Undeveloped
East	Business Employment	IP (AE-60)	Office-warehouse complex
West	Business Employment	CG (AE-60)	Shopping center

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
VS-26-0078	A vacation and abandonment for a portion of right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Use Permit & Design Review

Staff finds that the proposed transportation service is suitable for this site and will not adversely affect properties in the surrounding area. While the amount of parking provided exceeds what is required by Title 30, the site will functionally operate as a parking lot for autonomous vehicles when they are not transporting passengers around the Las Vegas Valley. The site is designed to ensure that safety and security will be maintained, with adequate landscaping provided along the streets and within the parking area. Staff finds that the proposed use is compatible with existing commercial and industrial uses in the vicinity, while the site design will enhance the streetscape along Sunset Road and Tioga Way. Therefore, staff can support these requests.

Staff Recommendation

Approval.

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:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and

the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Sunset Road improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: CANOPY 5, LLC

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