

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-25-0172-PRUDENTIAL, LLC:

HOLDOVER DESIGN REVIEW to expand a transportation service facility on 3.19 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the north side of Maule Avenue, 1,200 feet west of Eastern Avenue within Paradise. JG/rg/cv (For possible action)

RELATED INFORMATION:

APN:

177-02-603-017; 177-02-603-026 through 177-02-603-028

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 2050 E. Maule Avenue, 2076 E. Maule Avenue, 2086 E. Maule Avenue, and 2100 E. Maule Avenue
- Site Acreage: 3.19
- Project Type: Transportation service facility expansion
- Number of Stories: 1
- Building Height (feet): 29 maximum
- Square Feet: 7,000 (Proposed bus maintenance shop)/1,430 (Proposed wash bay)/140 (proposed storage shed)
- Parking Required/Provided: 8/9
- Sustainability Required/Provided: 7/6

Site Plan & History

The existing transportation service facility was originally approved in 2007 under ZC-0117-07. The site (APN 177-02-603-028) was approved with a 3,000 square foot warehouse building and an additional 1,203 square feet of office space. The previously approved plans depict 26 bus parking spaces on the east and west sides of the parcel.

The applicant is proposing an expansion of the existing transportation service facility into the adjacent parcels (APNs 177-02-603-017, 177-02-603-026, and 177-02-603-027) to the west. This expansion includes a proposed 7,000 square foot bus maintenance shop with office space, 1,430 square foot wash bay, and 140 square foot storage shed on the northern portions of the expansion area. Twelve bus parking spaces will remain along the east property line of the

original site, 20 bus parking spaces will be striped in the middle of site, and 20 more bus parking spaces will be striped along the west property line of the facility.

Access to the site is provided via an existing driveway on APN 177-02-603-028 to the east, and a new driveway to the west will be constructed on APNs 177-02-603-026 and 177-02-603-027. The existing trash enclosure will be relocated from the south side of the existing office/warehouse building to the northwest corner of the development adjacent to the proposed wash bay location.

Landscaping

The plan shows a 15 foot wide street landscape strip along Maule Avenue for the expansion area. This includes a 5 foot wide detached sidewalk, and 5 foot wide landscape strip on each side of the detached sidewalk are shown on the plans. The plan also depicts a total of 25 large and medium trees within the street landscaping area. Lastly, the applicant is providing parking lot landscape islands with trees.

The plan depicts a double row of evergreen trees providing additional screening to the residential zoned property to the east of parcel 177-02-603-028 or the existing transportation service site. In addition, 2 landscape islands with trees will be provided on the service vehicle parking area located along the east side of the parcel.

Elevations

The elevations of the proposed maintenance building depict a split-face concrete block to match the existing building on the site. The wash bay is depicted as a freestanding shade structure comprised of roof fabric material with steel pipe columns. Lastly, the storage shed will be constructed with metal.

Floor Plan

The plan shows the proposed 7,000 square foot maintenance building which includes 4 service bays and a future office with restrooms. The 1,430 square foot wash bay has an open side to wash the service vehicles. Lastly, the proposed storage shed has an overall area of 140 square feet.

Applicant's Justification

The eastern portion of the site was previously approved as a transportation service facility. Per the applicant, the proposed expansion meets the guidelines of the landscaping requirements; the sustainability requirements, and the proposed buildings are compatible to the existing structures on-site.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0117-07	Reclassified APN 177-02-603-028 from R-E to M-D, with a waiver of development standards and design review for a transportation service facility	Approved by BCC	March 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP (AE-60)	Warehouse/distribution
South	Business Employment & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	IP & RS3.3	Warehouse/distribution & single-family residential
East	Business Employment	RS20 (AE-60)	Single-family residential development
West	Business Employment	IP (AE-60)	Retail

Related Applications

Application Number	Request
ZC-25-0171	A zone change to reclassify APNs 177-02-603-017 and 177-02-603-026 from RS20 to IP is a companion item on this agenda.
VS-25-0173	A vacation and abandonment a portion of a right-of-way being Maule Avenue 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**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.

Staff finds that the proposed expansion of the existing transportation service facility is compatible with adjacent development in the area. In addition, the proposed building elevations match the existing buildings on site. The proposed expansion will allow for additional access to the site (west of the existing driveway) along Maule Avenue; therefore, site access and vehicular circulation is not negatively impacted. Staff supports this design review request.

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.

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

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 #0091-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Paradise - denial.

APPROVALS: 3 cards

PROTESTS: 4 cards

COUNTY COMMISSION ACTION: April 16, 2025 – HELD – To 05/07/25 – per the applicant.

APPLICANT: PRUDENTIAL, LLC

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