

TRUCK STAGING AREA
(TITLE 30)

CRYSTAL ST/MARTIN AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0695-GHANOLI HOLDINGS, LLC:

USE PERMIT for a truck staging area.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow reduced landscaping and attached sidewalk; **2)** allow modified driveway standards; and **3)** allow modified street standards.

DESIGN REVIEW for a truck staging area on 0.5 acres in an M-1 (Light Manufacturing) (AE-60) Zone.

Generally located on the south side of Martin Avenue and the east side of Crystal Street within Enterprise. MN/rr/syp (For possible action)

RELATED INFORMATION:

APN:

177-05-204-001

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Allow 10 feet of landscaping behind an attached sidewalk along Martin Avenue where 15 feet of landscaping is required per Section 30.64.030 (a 33% reduction).
 - b. Allow 6.5 feet of landscaping behind an attached sidewalk along the northern portion of Dean Martin Drive and eliminate the landscaping behind an attached sidewalk along the southern portion of Dean Martin Drive where 15 feet is required per Section 30.64.030 (a 57% and 100% reduction, respectively).
 - c. Allow alternative landscaping and attached sidewalk along Crystal Street where detached sidewalk is required per Section 30.64.030 and Figure 30.64-17.
2.
 - a. Permit 2 commercial driveways per Uniform Standard Drawing 224 on Crystal Street where required per Uniform Standard Drawing 222.1.
 - b. Reduce throat depth to 15 feet for 2 driveways on Crystal Street where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 40% reduction).
3. Reduce the departure distance from the intersection of Martin Avenue and Crystal Street to 57 feet where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 (a 62% reduction).

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 6734 Crystal Street
- Site Acreage: 0.5
- Project Type: Truck staging area
- Parking Required/Provided: 0/8 (truck parking spaces)

Site Plan

The plan depicts a paved parking area for staging of up to 8 trucks. Parking spaces are located along the north side of the subject property and are a minimum of 10.5 feet in width and 74 feet in length. The parking area is proposed to be accessed from two, 40 foot wide commercial driveways from Crystal Street. A turning analysis was also provided indicating how trucks will maneuver in and out of the site. There are no loading spaces or docks shown on the plan or any proposed structures. Additionally, there are no proposed areas for outside storage.

Landscaping

The plan depicts street landscaping areas with existing attached sidewalks along Martin Avenue and along portions of Dean Martin Drive. The street landscaping is 10 feet in width along Martin Avenue and 6.5 feet wide along Dean Martin Drive. Additional right-of-way has been dedicated on the south portion of Dean Martin Drive for the elevated roadway over I-215 and there is no landscaping in this area. New attached sidewalks with street landscaping 10 feet in width is also shown along Crystal Street. Plans indicate 10 large trees and 41 small trees along with shrubs which meet the landscaping requirements of Section 30.64.030. However, one additional tree species, the Modesto Ash, is not a recommended species by the SNRPC Regional Plant List and shall be substituted on the plans. The width of the street landscape areas as well as the attached sidewalks is not in accordance with Figure 30.64-17 and is the subject of waivers of development standards.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the truck staging area is in conjunction with the delivery and distribution of products and services with the local convention centers here in Las Vegas and the state of Nevada. The site will be paved per environmental standards and no structures are proposed. The staging area is for tractor and trailer combo units which will remain as a unit for event locations at the Las Vegas Convention Center and other convention centers and arenas. There will be no loading or unloading of the trailers or outside storage of trailers at the site. The proposed use is consistent with the characteristics of the adjacent properties which are involved in the use of logistics, storage, and general trucking activities as well as the surrounding zoning.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-1	Feed store & off-premises sign
South & East	Business Employment	R-E	Dean Martin Drive, I-15, & CC 215 ramps
West	Business Employment	M-D	Distribution center

Related Applications

Application Number	Request
VS-23-0696	A vacation and abandonment of patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

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 Permit & Design Review

The proposed use as a truck staging area is consistent with other uses in a primarily industrial area which includes general trucking activities and storage. There will be no outside storage including hazardous materials or chemical storage. It does not appear the proposed use will have a negative impact on the surrounding areas, nor should it be detrimental to the health, safety, and general welfare of the surrounding community. Therefore, staff can support these requests.

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.

Waiver of Development Standards #1

Martin Avenue as well as Dean Martin Drive are developed with existing attached sidewalks. The applicant is requesting to reduce the street landscape width from 15 feet as required to 10 feet on Martin Avenue and to 6.5 feet for the northern a portion of Dean Martin Drive. There is no landscaping provided along the southern portion of Dean Martin Drive. It appears that the properties to the north and west have at least 15 feet of landscape width along the adjacent street

frontages. However, these properties are significantly larger ranging from 2 to 25 acres compared to the subject property which is 0.5 acres. The property size and narrow triangular configuration of the site makes it difficult to meet the street landscape standards and still allow the location to fully function as a truck staging area. In addition, the area along Dean Martin Drive is adjacent to an elevated roadway, which is different than the typical streetscape. Based on these factors, staff supports this request.

Public Works - Development Review

Waiver of Development Standards #2

The reduction in throat depth will increase the hazards for vehicles entering and exiting the site. Vehicles may stop in the right-of-way as drivers attempt to negotiate the tight turns that will be required to enter the site compound with the impact of the pan driveways creating a dangerous situation for the public. Therefore, staff cannot support this request.

Waiver of Development Standards #3

Staff cannot support the reduction of the approach distance along Crystal Street. Staff has concerns with the traffic coming off Dean Martin Drive as well as the traffic to the west being in conflict with movements from both of the commercial driveways on the eastside of Crystal Street.

Staff Recommendation

Approval of the use permit, waiver of development standards #1, and design review; denial of waivers of development standards #2 and #3.

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

If approved:

- A business license shall not be issued, or if no business license is required, the use shall not commence without final zoning inspection;
- Substitute the Modesto Ash trees on landscape plan with a tree species recommended by the Southern Nevada Regional Planning Coalition Regional Plant List.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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

- Full off-site improvements;
- Right-of-way dedication to include a portion of the cul-de-sac for Crystal Street.

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)

- No comment.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: GHANOLI HOLDINGS, LLC

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