

**UPDATE**

OFFICE/WAREHOUSE & VEHICLE REPAIR/SALES LAS VEGAS BLVD N/LAMB BLVD  
(TITLE 30)

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-23-0541-BW NV, LLC:**

**ZONE CHANGE** to reclassify 1.8 acres from an H-2 (General Highway Frontage) (AE-70 & APZ-2) Zone and 5.9 acres from an M-D (Designed Manufacturing) (AE-70, AE-75, & APZ-2) Zone to an M-1 (Light Manufacturing) (AE-70, AE-75, & APZ-2) Zone.

**USE PERMITS** for the following: **1)** vehicle repair; and **2)** vehicle (trailer) sales and rental in conjunction with a trailer display and outside storage use.

**WAIVER OF DEVELOPMENT STANDARDS** for alternative landscaping.

**DESIGN REVIEWS** for the following: **1)** office/warehouse, vehicle repair, and vehicle (trailer) sales and rental; and **2)** finished grade.

Generally located on the south side of Las Vegas Boulevard North, 250 feet west of Lamb Boulevard within Sunrise Manor (description on file). WM/rr/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**

140-07-702-002; 140-07-702-003

**USE PERMITS:**

1. Allow vehicle repair in an APZ-2 zone per Table 30.48-AE.
2. Allow vehicle (trailer) sales and rental in conjunction with a trailer display and outside storage use in an APZ-2 zone per Table 30.48-AE.

**WAIVER OF DEVELOPMENT STANDARDS:**

Alternative landscaping for reduced number of trees within 5 feet of Las Vegas Boulevard North where landscaping is required per Figure 30.64-17.

**DESIGN REVIEWS:**

1. Office/warehouse, vehicle repair, vehicle (trailer) sales and rental, trailer display, and outside storage.
2. Increase finished grade to 48 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 33.3% increase).

**PROPOSED LAND USE PLAN:**

SUNRISE MANOR - INDUSTRIAL EMPLOYMENT

## **BACKGROUND:**

### **Project Description**

#### **General Summary**

- Site Address: 3654 Las Vegas Boulevard North
- Site Acreage: 7.7
- Project Type: Office/warehouse, vehicle repair, and trailer sales and rental
- Number of Stories: 2 (Building 1)/1 (Building 2)
- Building Height (feet): 30 (Building 1)/22 (Building 2)
- Square Feet: 9,520 (Building 1)/7,522 (Building 2)
- Parking Required/Provided: 49/130

#### Site Plans

The plans depict 2 buildings. Building 1 is 9,520 square feet, located in the northern portion of the site, and intended for use as a trailer sales and rental facility. Surrounding the building is an outside storage and display area. There is also a secure storage area associated with Building 1 located to the southeast of the building. Building 2, located farther south along the west property line, is a 7,522 square foot office/warehouse with a 33,725 square foot fenced outside storage area surrounding the building. Farther to the south are 3 future pad sites with large fenced outside storage areas. The site is bordered by existing walls to the east, west, and south. Two access drives are depicted on the Las Vegas Boulevard North frontage. The eastern driveway has a security gate that is set back 18.5 feet from the property line and will remain open during business hours. A single driveway with a security gate is set back 48 feet and will remain open during business hours, provides access from Lamb Boulevard. An internal private drive extends through the site from northwest to southeast with a turn-around at an internal gate. The gate will allow Fire Department access but will otherwise remain closed so that traffic cannot go through the site all the way to Lamb Boulevard. Most parking areas are accessed from Las Vegas Boulevard North. A total of 130 parking spaces are provided where a minimum of 49 are required.

#### Landscaping

Plans depict landscaping, including trees and shrubs, along the street frontages of Las Vegas Boulevard North and Lamb Boulevard. New detached sidewalks are shown along Las Vegas Boulevard North behind an existing sidewalk. Trees are not shown within the first 5 feet of the 15 foot of the landscaping/sidewalk along Las Vegas Boulevard North, necessitating the waiver request. A 6 foot high decorative wrought iron fence is proposed along the frontage. A 15 foot wide minimum landscape area is provided behind an existing attached sidewalk along Lamb Boulevard. Landscaping is located within the parking areas in accordance with Figure 30.64-14. An existing 6 foot high wall and fence with a minimum 10 foot wide landscape area is shown along the west property line. Existing 8 foot to 10 foot high walls are located along the east and south property lines.

#### Elevations

The plans depict 2 buildings. Building 1 is 2 stories and 30 feet high, while Building 2 is 1 story and 22 feet in height. The building materials include concrete tilt-up panels, aluminum storefront around the windows, and metal roll-up doors. The doors on Buildings 1 and 2 are located along

the southwest and northeast sides of the buildings towards the rear and do not directly face the street along Las Vegas Boulevard North. Design accents include colored concrete panels with 4 color shades, with reveals and parapets. Rooftop mounted equipment is screened behind the parapets.

#### Floor Plans

Building 1 is 9,520 square feet with 6,560 square feet on the first floor and 2,960 square feet on the second floor. The first floor includes a garage bay area for repair and maintenance, and a sales floor, parts sales and inventory, offices, and restrooms. The second floor is for parts inventory. Building 2 is 7,522 square feet and includes office and warehouse areas.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

The applicant states the zone change request and the design of the project and uses requested are appropriate and compatible for the area because the uses that are allowed and can be proposed on the site are limited by the Airport Environ and the APZ zones and proximity of the site to Nellis Air Force Base. The project is an in-fill development that will enhance the site and area which has seen very little development in the last few years and may be a catalyst to support other developments in the areas. A portion of the site was a manufactured home park that was previously approved for M-D zoned uses but is not developed because of the existing M-D zoned uses in the area. The applicant states that other uses, such as outside storage, are needed in the area and are appropriate and compatible with A-E and APZ-2 zones. M-1 is requested as the current zone (M-D) limits outside storage to an accessory use. Appropriate screening of the outside storage areas will fit in well with the area and the other M-D land uses in the area.

#### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-19-1005	Reclassified APN 140-07-702-003 from R-T to M-D zoning for a vehicle repair facility with accessory outside storage	Approved by BCC	May 2020
TM-19-500267	1 lot commercial subdivision on APN 140-07-702-003	Approved by BCC	May 2020

#### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Public Use & Business Employment	P-F, C-2, & H-2	Alexander Villas Park & undeveloped
South	Business Employment	M-D	Distribution center
East	Business Employment	C-2 & M-D	Convenience store with gas pumps, warehouse building, & mini-warehouse facility
West	Business Employment	R-E, C-2, & H-2	Hitchin' Post RV Park, trailer sales, motel, & tavern

### **Related Applications**

<b>Application Number</b>	<b>Request</b>
PA-23-700025	A plan amendment to redesignate the land use category from Business Employment (BE) to Industrial Employment (IE) is a companion item on this agenda.
TM-23-500113	A tentative map for a 1 lot commercial subdivision 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**

##### Zone Change

The proposed zone change will be in conformance with the companion Plan Amendment, PA-23-700025, to redesignate the subject site from Business Employment (BE) to Industrial Employment (IE). There are several industrial uses in the surrounding area including M-1 zoned properties, which are conforming to the IE land use designation, located within 900 feet to the northeast, southeast, and southwest of the site. Although the adjacent property to the southwest is zoned H-2 and R-E with an existing RV Park, motel, and tavern, the adjacent site is owned by the same property owner as the subject property. M-1 is also an appropriate zone for the site since the property is located within the Nellis Air Force Base flight path and in the APZ-2 Airport Environs Overlay District where industrial uses with low density of people is encouraged. The request complies with Policy SM-5.2 of the Master Plan which encourages development patterns and standards compatible with the continuing operations of Nellis Air Force Base. The request also complies with Policy SM-1.3 which promotes supporting the revitalization of underutilized commercial corridors and centers in Sunrise Manor over time through compatible in-fill and redevelopment, as well as SM-2.4 which encourages the development of essential services and amenities in the area. Therefore, staff can support the zone change.

##### 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.

Repair services, including vehicle repair, as well as business services, including trailer sales and rentals, and trailer display with outside storage, require use permits when located within Accident Potential Zone 2 (APZ-2). Generally, uses with low levels of labor intensity and lower density of persons are considered more appropriate in APZ-2. In 2020 there was a zone change and use permit approved for a vehicle repair facility with outside storage on APN 140-07-702-003 (ZC-19-1005). Among the conditions was that there would be no outside repair of vehicles. Additionally, to ensure public safety another condition of approval was that there would be 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 person per acre at any time. The site is designed to ensure that all outside storage areas are screened. The vehicle repair, trailer sales, and rental uses are screened and buffered by a fence and landscaping along Las Vegas Boulevard North. It appears the proposed vehicle repair use, along with trailer sales and rentals with outside storage, would be appropriate and compatible at this location. Staff can support these requests with previously approved conditions applied to the overall site.

#### 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 applicant is requesting to allow alternative street landscaping along the Las Vegas Boulevard North frontage. The required trees are proposed to be eliminated within the first 5 feet of the landscape area because potential interference with the sight visibility zone. By eliminating the trees, the sight visibility zone requirements are met. Landscaping is provided in the right-of-way in addition to on private property. While this landscaping does not count toward the Code requirement, it will result in an enhanced street frontage so that the areas are properly screened and buffered. Therefore, staff can support this request.

#### Design Review #1

The proposed buildings are compatible with the underlying designation of Industrial Employment as amended on the Master Plan. The proposed site plan, landscape plan, and building elevations, indicate appropriate design characteristics, building materials, and other architectural features to help create an orderly and aesthetically pleasing environment that is compatible and harmonious with the surrounding area. Future buildings at the 3 future pad sites will need additional design reviews prior to development. The proposed development is consistent with the Master Plan and meet the standards of Title 30. Therefore, staff can recommend approval.

#### **Public Works - Development Review**

##### Design Review #2

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

#### **Staff Recommendation**

Approval. This item has been forwarded to the Board of County Commissioners for final action.

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.

**PLANNING COMMISSION ACTION:** October 3, 2023 – APPROVED – Vote: Unanimous  
**Comprehensive Planning**

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Design review as a public hearing for future development;
- No outside repair of vehicles;
- 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 person per acre at any time;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that certain uses are not permitted in the airport environs and certain uses will require a special use permit; 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 the use permit, waiver of development standards, and design reviews must commence within 4 years of approval date or they will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; that Nevada Department of Transportation (NDOT) permits may be required; and that off-site improvement permits may be required.

**Fire Prevention Bureau**

- 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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0285-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Sunrise Manor - approval.

**APPROVALS:** 1 letter

**PROTESTS:**

**APPLICANT:** BRENT CHILDRESS

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