

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-24-0089-NEVADA SPEEDWAY, LLC:**

**USE PERMIT** to allow outdoor storage.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** buffering and screening; **2)** street landscaping; and **3)** off-site improvements.

**DESIGN REVIEW** for outside storage areas in conjunction with an existing motor vehicle racetrack on portions of 990.2 acres in a CG (Commercial General) Zone and an RS80 (Residential Single Family 80) Zone within the Airport Environs (AE-65, AE-70, AE-75, AE-80, & APZ-4) Overlay.

Generally located on the north side of Las Vegas Boulevard North and the east side of Hollywood Boulevard within Sunrise Manor. MK/jud/ng (For possible action)

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RELATED INFORMATION:

**APN:**

123-23-701-001; 123-26-101-006; 123-26-301-002; 123-26-501-004

**USE PERMIT:**

1. a. Allow outdoor storage in the CG zoning district.
- b. Allow outside storage within the Airport Environs (APZ-4) Overlay.

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Eliminate buffering and screening along I-15 where buffering and screening is required along a freeway per Section 30.04.02.
2. a. Eliminate street landscaping along Hollywood Boulevard where required per Section 30.04.01.7.
- b. Eliminate street landscaping along Las Vegas Boulevard North where required per Section 30.04.01.7.
3. Eliminate full off-site improvements along Hollywood Boulevard where required per Section 30.04.08C.

**LAND USE PLAN:**

SUNRISE MANOR - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 7065 Speedway Blvd./6001 N Las Vegas Blvd.
- Site Acreage: 990.2 portion
- Project Type: Outdoor storage

- Parking Required/Provided: 21,793/37,966

### Request & Site Plan

The plans show 4 proposed outdoor storage areas located on parcels 123-23-701-001; 123-26-301-002; and 123-26-501-004. Parcel number 123-26-101-006 is also part of this application; however, due to its residential single family zoning district classification, outdoor storage and display is not permitted.

The site will remain as existing. Storage Area “A” is approximately 12.9 acres and its foundation is a mix of dirt and recycled asphalt. Storage Area “B” is approximately 8.4 acres and has an asphalt foundation. Storage Area “C” is approximately 37.3 acres and has a dirt foundation. Storage Area “D” is approximately 4.5 acres and has an asphalt foundation. Storage Areas A & B are located along Las Vegas Boulevard North, Storage Area C is located along Hollywood Boulevard, and Storage Area D is located along Speedway Boulevard and I-15. Each of the 4 storage areas are enclosed by standard chain-link fencing without additional screening. Three of the 4 storage areas are not currently striped for ease and flexibility in configuring storage patterns as needed. The proposed storage in these areas will not be stacked or piled above the existing fence.

No additional parking is proposed for the requested use other than what the capacity of the storage area would allow if such areas got stripped. The applicant proposes the following parking break down: Storage Area A provides 324 trailer-size parking stalls, 14 standard parking stalls and 2 handicap parking stalls; Storage Area B provides 233 trailer-size parking stalls, 11 standard parking stalls and 2 handicap parking stalls; Storage Area C provides 1,189 trailer-size parking stalls, 40 standard parking stalls and 2 handicap parking stalls; and Storage Area D provides 69 trailer-size parking stalls, 5 standard parking stalls and 1 handicap parking stall.

This request also includes several use permits, including a use permit to allow outdoor storage and display with the Airport Environs (APZ-4) Overlay; eliminate zoning district setbacks; eliminate screened fence or wall along an arterial or collector street or adjacent to nonindustrial use; and allow an accessory use without an indoor primary use. Additionally, the request includes waiver of development standards as follows: eliminate street landscaping along Las Vegas Boulevard and Hollywood Boulevard and off-site improvements along Hollywood Boulevard.

### Landscaping

No additional landscaping is proposed with this application. The applicant is requesting a waiver of development standards to eliminate landscape buffering and screening adjacent to a freeway in the Urban Area.

### Applicant’s Justification

For over 20 years, the applicant has hosted various large-scale, commercial races, festivals, and events on the site. The applicant has utilized portions of its 1,000 acres to store its equipment, vehicles, and other items outdoors as necessary to conduct business and activate such large-scale events. Similarly, the applicant requests outdoor storage of property of other third parties and/or vendors, including trailers, vehicles, Conex boxes, portable restrooms, merchandise, and other

equipment. This would allow the applicant to lease out portions of its site for outdoor storage. There would be no changes made to the existing site.

The applicant states the proposed outdoor storage will remain as existing and will not meet the minimum required setbacks. The 4 storage areas are enclosed by a chain-link fence, which provides proper separation and sufficient screening from other uses and activities on the site and from Las Vegas Boulevard North and Hollywood Boulevard. An 8 foot wall in addition to the existing fence would be redundant, unsightly, and may create unnecessary dead space susceptible to the collection of trash and other debris. Furthermore, the proposed outdoor storage areas are standalone and not secondary to an indoor primary use. The site is comprised of various components, including a main commercial racetrack, two smaller racetracks, an office building, and various maintenance buildings. However, none of these buildings are connected to the 4 proposed storage areas.

There is no existing sidewalk along Hollywood Boulevard near Storage Area C. There is presently dirt landscaping between the fence and the right-of-way. The Applicant requests a waiver to leave the landscaping as is and eliminate the landscaping. Also, there is no existing sidewalk along Las Vegas Boulevard near Storage Areas A and B. The existing landscaping in this area consists of dirt and existing palm trees in a single row. The Applicant requests a waiver to eliminate the street landscaping requirement along Las Vegas Boulevard North and to keep the existing row of palm trees as is.

A waiver for full off-site improvements along Hollywood Boulevard is requested to leave the area existing. There is no sidewalk along Hollywood Boulevard near Storage Area C. Further, there is very little, if any, pedestrian activity in this area. Lastly, there are no main public ingress/egress points from the site along this stretch of Hollywood Boulevard. The proposed outdoor storage use will not increase the need for additional customer parking on site. The Applicant provides enough parking to adequately conduct the storage of vehicles and other equipment in each of the storage areas and conduct business as usual throughout the site. In addition, any excess parking available within the 4 outdoor storage areas can service speedway employees and vendors working throughout the site. Based on the 37,966 total parking spaces provided throughout the site and the additional spaces in each storage area, additional parking spaces are not necessary.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-19-0259	Recreational facility (exotic auto driving experience)	Approved by PC	May 2019
UC-19-0200	Allow temporary outdoor commercial events (recreational vehicle sales) more than once a year for 21 days per event	Approved by PC	May 2019
UC-18-0098	Establish temporary outdoor commercial events (recreational vehicle sales) once a year and only to operate for 20 days where 10 days is allowed per event	Approved by PC	March 2018

### Prior Land Use Requests

Application Number	Request	Action	Date
UC-0490-12	Recreational facility (exotic auto driving experience) and parking reduction waiver	Approved by PC	October 2012
VC-0757-95 (ET-0029-07)	Third extension of time to review on-site paving for a 40,000 space parking lot in conjunction with the Las Vegas Motor Speedway - expired	Approved by PC	May 2007
WS-0370-03	Permit 127 foot high grandstands for the main racetrack	Approved by PC	April 2003
VC-0757-95 (ET-0196-00)	Second extension of time to review on-site paving for a 40,000 space parking lot in conjunction with the Las Vegas Motor Speedway - expired	Approved by PC	July 2000
UC-1306-99	Expand drag-strip facilities	Approved by PC	October 1999
UC-0009-96	Drag-strip, oval racetrack, go-kart track, mountain bike track, all-terrain & motocross track, and sand drags	Approved by PC	February 1997
VC-0757-95	Waive on-site paving for a 40,000 space parking lot in conjunction with the Las Vegas Motor Speedway – expired	Approved by PC	May 1996
ZC-633-93/ UC-634-93/ VC-635-93	Reclassified from R-U and H-2 to C-2 zoning for 1.5 mile track and motor racing facility	Approved by BCC	December 1993
UC-057-70	Original drag strip and 3/8 mile oval track	Approved by PC	October 1970

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	City of North Las Vegas	M-2	Developed
South	Nellis Air Force Base	PF, RS80, IL & IH	Nellis Air Force Base
East	City of North Las Vegas	O-L	Undeveloped
West	Business Employment & City of North Las Vegas	IH, IL & M-2	Office/warehouses, outdoor storage yards, & undeveloped

### Related Applications

Application Number	Request
UC-24-0078	A request for auction and outdoor storage on a portion of the speedway is a related item on this agenda.

### Clark County Public Response Office (CCPRO)

CE23-16314 is an active zoning violation regarding outdoor storage uses without permits. This violation is related to parcel number 123-26-501-004 only.

## **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 Permits

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.

##### Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

##### Waivers of Development Standards #1 & #2

Staff does not foresee any detrimental consequences to the lack of screening and buffering since this proposed outdoor storage area, along I-15, is a small portion of the site. Additionally, the request to eliminate landscape requirement along Las Vegas Boulevard North and Hollowood Boulevard will be in keeping with the existing landscape conditions of the area. The surrounding businesses are industrial and warehousing in nature with minimal landscaping to allow the maneuvering of equipment and such. Therefore, staff can support these requests.

##### 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 outdoor storage use is compatible with the surrounding area. The Las Vegas Motor Speedway is used for racetrack purposes, and other uses which require multiple storage areas on-site. The Las Vegas Motor Speedway complex encompasses close to 1,000 acres and neighboring properties and uses are similar to the one proposed outdoor storage. The request also complies with the Clark County Master Plan policy SM-5.2 which encourages patterns and standards compatible with the continuing operation of Nellis Air Force Base and the AEO District. The proposed use should not conflict with the Air Force Base as this outdoor

storage area will not be manned. Users will place the items on the designated area and vacate the area. Therefore, not contributing to the large gathering of individuals within the APZ-4 zone. Although the applicant is not providing screening fences or walls, the area around the site is similar in nature to the outdoor storage. Staff does not foresee any detrimental consequences regarding the lack of screening and buffering from the rights of ways. Therefore, staff can support these requests.

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

#### Waiver of Development Standards #3

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Furthermore, full off-sites exist on Hollywood Boulevard to the north. Therefore, staff cannot support the waiver of development standards for full off-site improvements.

### **Staff Recommendation**

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

- Within the Accident Potential Zone (APZ), 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.
- Applicant is advised that outside storage is not allowed in the residential zoned districts; 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**

- Execute a Restrictive Covenant Agreement (deed restrictions).

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

**TAB/CAC:** Sunrise Manor - approval of the use permit, waivers of development standards #1 and #2, and design review; denial of waiver of development standards #3.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** NEVADA SPEEDWAY, LLC

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