

06/17/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0252-MADISON LVBN, LLC:

USE PERMITS for the following: **1)** truck parking or staging; and **2)** outdoor storage and display.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce screening and buffering; and **2)** modify residential adjacency standards.

DESIGN REVIEW for a proposed office/warehouse and truck parking or staging and parking facility on 3.60 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-75 & APZ-2) Overlay.

Generally located northwest of Las Vegas Boulevard North and west of Walnut Road within Sunrise Manor. WM/hw/cv (For possible action)

RELATED INFORMATION:

APN:

140-07-403-008

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce buffering and screening landscaping along the northeast property line to include a 5 foot wide landscape strip and an 8 foot decorative fence where a 15 foot wide landscaping strip consisting of evergreen trees placed in 2 staggered rows every 10 feet on center is required per Section 30.04.02C.
2.
 - a. Allow outside storage as an accessory use adjacent to a residential use where not permitted by Section 30.04.06E.
 - b. Reduce the separation between a residential use and a loading area to 15 feet where 50 feet is required per Section 30.04.06N (a 70% reduction).
 - c. Reduce the separation between a residential use and a loading dock accommodating more than one container rig to 45 feet where 150 feet is required per Section 30.04.06N (a 70% reduction).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.60
- Project Type: Office/warehouse and truck parking or staging
- Number of Stories: 1

- Building Height (feet): 39
- Square Feet: 50,000 (proposed office/warehouse building)/30,000 (truck parking or staging)
- Parking Required/Provided: 45/45
- Sustainability Required/Provided: 7/7

Site Plans

The plans depict a undeveloped site located at the northwest corner of Walnut Road and Las Vegas Boulevard North. The site is proposed to be developed with an office/warehouse building and an accessory truck parking/staging and parking yard. The proposed office/warehouse building will be located toward the northeast corner of the site and will be set back 85 feet from Las Vegas Boulevard North, 15 feet from the northwest property line, 5 feet from the northeast property line, and 267 feet from the southwest property line. The proposed 30,000 square foot truck parking/staging and parking yard will be located 120 feet to the southwest of the office/warehouse building adjacent to the southwest property line and will consist of 33 truck parking and container storage and staging spaces that will be 11 feet wide and 50 feet long.

The proposed truck parking or staging yard will also be set back 15 feet from the northwest property line and 85 feet from Las Vegas Boulevard North. Along the southwest side of the office/warehouse building is a 10 bay, depressed loading dock with 2 at-grade spaces on either side of the dock. A 20 foot tall wing wall is being proposed along the northern edge of the dock area to screen the loading dock from the residential uses to the northwest. The loading dock is shown set back 45 feet from the northwest property line with the at-grade loading space set back 15 feet from the northwest property line. Access to the site will be provided by an existing, shared driveway that is 39 feet wide on the adjacent parcel (APN 140-07-403-007) and provides access to Las Vegas Boulevard North. A recorded cross access agreement has been provided showing legal access between the driveway and the subject site. The on-site access point is a gated, 24 foot wide driveway. The proposed 8 foot high gate is set back 37.5 feet from the property line and 1,378 feet from the lip of gutter along Las Vegas Boulevard North. A total of 45 parking spaces are required for the site with 45 spaces provided along the southeast edge of the site.

Landscaping

Street landscaping is provided along the Las Vegas Boulevard North frontage. A 10 foot wide landscaping strip is provided behind the right-of-way line, as this portion of Las Vegas Boulevard North is an NDOT highway. Within the street landscaping area, a total of 18 large trees have been provided every 30 feet on center with an 8 foot high decorative fence located behind the landscaping strip. A total of 18 large trees are required along Las Vegas Boulevard North. Within the parking area, medium trees are provided in landscape finger islands every 2 to 12 parking spaces with street trees supplementing the parking lot landscaping along the eastern portion of the parking area. Along the northwest property line, a screening and buffering landscape area has been provided. This landscape area consists of a 15 foot wide landscaping strip with evergreen trees in 2 staggered rows every 10 feet on center. An 8 foot tall decorative block wall is located along the northwest property line behind the buffering landscape strip. An 8 foot tall unscreened, decorative fence is provided along the northeast and southwest property

lines with no other landscaping provided. A waiver of development standards is required because buffer and screening is required adjacent to the commercial property to the northeast.

Elevations

The proposed office/warehouse building is 39 feet tall with a flat roof behind varied parapet wall. The exterior consists of tilt-up concrete walls painted in neutral, desert tones, decorative awnings along all south and west facing windows and doors, accent clerestory windows on all facades, and aluminum storefront windows and doors at the entrance along the southeast façade. Roll-up doors are located on the southwest facades where the loadings bays will be located. The proposed 20 foot wing wall will match the architecture of the proposed building.

Floor Plans

The proposed office/warehouse building contains 50,000 square feet and is shown as 1 large shell suite. The proposed suite contains 47,776 square feet of warehouse space and an accessory office in the southeast corner the warehouse shell and consists of 855 square feet with an open office space, 2 offices, a reception area, and restrooms.

Applicant’s Justification

The proposed truck parking or staging and outdoor storage area is justified as this portion of the site will be screened from the residential area to the north and there will be no vehicular access to the north as well. The use of the site for truck parking is also aided due to the site’s access to Las Vegas Boulevard North. The reduction in the buffering landscaping to the property to the northeast is justified as the property to the north is a RV sales lot and would not be significantly impacted by the office/warehouse use. The reduction in the separation between the loading dock and spaces to residential uses is justified as the setback proposed is significant and additional screening measures such as landscaping walls are being provided to mitigate any negative impacts.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0454-11	Use permit for retail store with grocery and alcohol sales	Approved by PC	November 2011
UC-274-90	Use permit to allow a 288 square foot off-premises advertising sign	Approved by PC	October 1990

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RS5.2 (AE-75 & APZ-2)	Manufactured home park
South	Business Employment	RM18 & CG (AE-75 & APZ-2)	Multi-family residential & gas station with convenience store
East	Business Employment	CG (AE-75 & APZ-2)	Recreational vehicle sales/rental

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Business Employment	H-2 (AE-75 & APZ-2)	Retail

Related Applications

Application Number	Request
ZC-26-0251	A zone change reclassifying the site from H-2 to IP 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 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.

Use Permits & Waivers of Development Standards #2a & #2b

The purpose of reviewing special use permits for both truck parking or staging and outdoor storage is to assure the use is compatible with the surrounding area and to assure that the noise and other negative impacts from these uses does not impact surrounding properties. In this case, staff finds the subject site is in a transitional area along the Las Vegas Boulevard North corridor. The subject site lies between the more industrial areas to the northwest where there are several existing warehouses and outdoor storage yards and the less intense commercial areas to the southeast. Additionally, the neighboring area has several multi-family residential and dense single-family residential uses surrounding the subject site including a manufactured home park immediately to the north of the site. As a result, staff finds the subject site may not be appropriate for more intense industrial uses and for uses like outdoor storage and truck parking

or staging given the area immediately surrounding the site is more residential and commercial in nature. The site has also been designed with a relatively small separation, albeit with a sufficient buffering landscaping area, to the residential uses to the northwest and no separation from the commercial use to the southwest. Additionally, many of the residential buildings to the northwest are directly next to the proposed buffering wall. Staff also finds the proposed use of the property for truck parking or staging and outdoor storage would not support Clark County Master Plan Policies 6.2.1 and 6.2.3, which promote context-sensitive design and support appropriate transitions between uses. Finally, staff ultimately finds the proposed site is an undeveloped lot and the site could be designed to provide a larger setback for the at-grade loading spaces and for the truck parking or staging and outdoor storage uses to the residential uses to the northwest. For these reasons, staff is unable to support these requests.

Waiver of Development Standards #1

The purpose of screening and buffering landscaping is to assure there is a sufficient buffer between uses of a varying intensity. In this case, the adjacent commercial property to the northeast functions as an RV sales facility, which is a commercial use within a commercial zone. While the level of use intensity between the subject property and the property to the northeast is not significantly different and the more intense uses on the subject site are placed opposite of the northeastern property, staff finds there should at least be some landscaping to buffer the 2 uses. Additionally, the location of the building along the northeast property creates a massing of the building right on the property line that could be buffered with additional landscaping. For these reasons, staff is unable to support this request.

Waiver of Development Standards #2c

The purpose of an increased setback for loading docks that can serve more than 1 large rig is to ensure the site has been designed to appropriately deal with potential negative impacts on residential developments. Staff finds that the proposed loading dock is depressed and is accompanied by an architecturally compatible wing wall. These factors are also combined with the fact a buffer per Title 30 standards is also provided. While staff finds the site could be designed to meet the required setback, the site has been designed to deal with potential negative impacts by providing mitigating measures. For these reasons, staff could support this request but is unable to since staff is not supporting the other waivers of development standards.

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.

Overall, the proposed office/warehouse building is well designed by providing various architectural enhancements along all facades, such as clerestory windows, awnings, varied roof lines, and various colors and textures. Parking and access is located in logical locations to avoid conflicts. Street and parking lot landscaping are provided appropriately. The development is also providing several mitigation efforts, to help the building be more compatible with the adjacent residential development. With that said, staff is concerned the proposed uses on the site will

negatively impact the surrounding residential and commercial properties. While buffering to the northwest is proposed, the planned outdoor uses are intense and come with significant noise, pollution, and other negative impacts. As a result, staff finds the site could be redesigned to provide a greater separation between the proposed outdoor uses and the residential uses to the northwest. Finally, additional landscaping could be used to reduce impacts and building massing along the northeast property line. For these reasons, staff is unable to support this request.

Staff Recommendation

Denial.

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:

- 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;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised that certain uses are not permitted in the airport environs and certain other uses will require a special use permit; and 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;
- Traffic study and compliance;
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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 #0290-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MADISON LV BN, LLC

CONTACT: DC PETERSEN PROFESSIONAL CONSULTING, 5052 S. JONES BOULEVARD #165, LAS VEGAS, NV 89118