

05/04/22 BCC AGENDA SHEET

OUTSIDE STORAGE
(TITLE 30)

ALTO AVE/BLEDSOE LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0086-COPART ARIZONA, INC:

USE PERMIT to allow an area used for storing motor vehicles to be unpaved.

DESIGN REVIEW for an outside storage facility on 10.4 acres in an M-1 (Light Manufacturing) (AE-75 & APZ-1) Zone.

Generally located on the north side of Alto Avenue and the east side of Bledsoe Lane (alignment) within Sunrise Manor. MK/jt/jo (For possible action)

RELATED INFORMATION:

APN:

140-16-202-008; 140-16-202-009

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 10.4
- Project Type: Outside storage facility
- Parking Required/Provided: 9/16

Site Plan

The site plan depicts a paved parking lot, paved drive aisles, and an unpaved outside storage area. A use permit is necessary to allow the outside storage area, which will be used to store vehicles, to be unpaved. A 6 inch aggregate base will cover the unpaved storage areas.

Access to the site is provided by a single gated driveway from Alto Avenue. The wrought iron gate is set back 18 feet from the property line, and the gate will remain open during business hours. A paved drive aisle provides access to parking spaces, turnaround area, and trash enclosure in the southwest portion of the site. The paved drive aisle continues north and circles around the interior of the outside storage area.

Landscaping

A 15 foot wide landscape area is provided along Alto Avenue behind an attached sidewalk. An 8 foot high wrought iron fence with metal mesh will be located behind the landscaping. An 8 foot high metal fence will be located around the perimeter of the site.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant, this site is intended only for vehicle storage. Vehicles will be delivered to the site and stored until they can be sold at an auction. One employee will be located on-site, and there will be no vehicle maintenance, stacking of vehicles, or public access. The applicant also states that a 6 inch aggregate base will cover the unpaved storage areas on the site, which complies with air quality standards.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1786-05	Recycling center and materials recovery facility on the eastern portion of the subject site - expired	Approved by PC	December 2005
ZC-0647-96 (ET-0213-99)	Second extension of time to reclassify the subject site and surrounding area to M-1 zoning for a steel production and storage center	Approved by BCC	July 1999
ZC-0647-95	First extension of time to reclassify the subject site and surrounding area to M-1 zoning for a steel production and storage center	Approved by BCC	August 1997
VS-0354-96	Vacated and abandoned a portion of Alto Avenue	Approved by BCC	April 1996
ZC-0647-95	Reclassified the subject site and surrounding area to M-1 zoning for a steel production and storage center	Approved by BCC	June 1995
VS-1175-95	Vacated and abandoned portions of Alto Avenue, Christy Lane, and Cecile Avenue	Approved by BCC	October 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Business Employment	M-1	Industrial uses
South	Business Employment	M-2	Industrial uses
East	Nellis Air Force Base	M-1	Nellis Air Force Base

STANDARDS FOR APPROVAL:

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

Analysis

Current 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.

Correspondence from an air quality representative in the Department of Environment and Sustainability indicates that the plans meet air quality requirements. As a result, staff can support the use permit to not pave the vehicle storage areas.

Design Review

The proposed storage facility includes off-site improvements, landscaping, paved parking, paved drive aisles, a trash enclosure, and metal perimeter fencing. These design elements help create an orderly and aesthetically pleasing environment that is compatible with the industrial uses in the area. Therefore, staff can support the design review.

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:

Current Planning

- 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 final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 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

- Drainage study and compliance;
- Full off-site improvements;
- Grant easements as necessary.

- Applicant is advised that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones; and that the gate shall not encroach into the pedestrian access easement.

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)

- No comment.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTESTS:

APPLICANT: PIRONA DESIGN GROUP

CONTACT: PIRONA DESIGN GROUP, 1215 N. RED GUM SUITE E, ANAHEIM, CA 92806