08/05/26 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-26-0311-BBP PROPERTIES, LLC:

USE PERMIT to allow outdoor storage.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate parking; and **2)** reduce throat depth.
DESIGN REVIEW for proposed outdoor storage on 2.38 acres in an IP (Industrial Park) Zone.

Generally located east of Corporate Plaza Drive and south of Badura Avenue within Enterprise. MN/mh/kh (For possible action)

RELATED INFORMATION:

APN:
176-01-301-049

WAIVERS OF DEVELOPMENT STANDARDS:
1. Eliminate parking where 7 parking spaces are required per Section 30.04.04D.
2. Reduce throat depth to 47 feet where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 (a 37% reduction).

LAND USE PLAN:
ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 2.38
- Project Type: Outdoor storage
- Parking Required/Provided: 7/0
- Sustainability Required/Provided: 7/3

Site Plans
The plans depict a proposed outdoor storage lot accessed via Corporate Plaza Drive to the west. There are 88 trailer spaces dispersed throughout the site, all of which are 11 feet wide and 53 feet long. There are zero standard parking spaces for employees or customers, which is the subject of a waiver request. The driveway throat depth is 47 feet where a minimum of 75 feet is required, which also requires a waiver.

Landscaping

The plans depict street landscaping behind the existing attached sidewalk along Corporate Plaza Drive, with the landscape buffer ranging from 21 feet to 43 feet in width. The landscaping consists of medium and large trees, shrubs, and groundcover in accordance with Title 30 standards.

Applicant's Justification

The applicant states the request is for temporary outdoor storage for semi-trailer parking until the approved warehouse building is constructed. While the outdoor storage is not accessory to an indoor primary use on the property, a warehouse under the same ownership is located on the adjacent property to the south. Screened fencing is not provided along the right-of-way, but the site is located at the end of a cul-de-sac that is only accessed by the adjacent industrial use. A large landscape buffer is being provided along the entrance. The site will have no demand for employee or customer parking. The reduced throat depth will not create traffic issues as the site has no parking and is located at the end of a cul-de-sac.

Prior Land Use Requests

Application Number	**Request**	**Action**	**Date**
ET-25-400114 (WS-23-0470)	First extension of time for waivers and design review for a warehouse	Approved by BCC	December 2025
WS-23-0470	Waivers of development standards and design review for a warehouse	Approved by BCC	September 2023
VS-20-0280	Vacation and abandonment of easements	Approved by PC	August 2020
VS-0687-16	Vacation and abandonment of easements	Approved by PC	November 2016
WS-0906-07	Waivers of development standards and design review for signs - expired	Approved by BCC	September 2007
SN-901367-06	Street naming of Corporate Plaza Drive	Approved by ZA	November 2006
VS-0920-06	Vacation and abandonment of easements	Approved by BCC	September 2006
ZC-0896-06	Zone change from R-E to M-D, use permit, waivers, and design review for an office and communications facility	Approved by BCC	September 2006

*Other land use applications can be found in the departmental records.

Surrounding Land Use

	Planned Land Use Category	**Zoning District (Overlay)**	**Existing Land Use**
North, South, East, & West	Business Employment	IP	Office-warehouse

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

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 Permit
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.

A use permit is required because the proposed outdoor storage is not screened from the right-of-way with an 8 foot high screened fence or wall, and since the outdoor storage is not accessory to an indoor primary use. Staff finds that the proposed outdoor storage lot will not adversely affect the right-of-way, as the property is located at the end of a cul-de-sac. The outdoor storage is also compatible with other industrial uses in the area and should not negatively impact other properties. Therefore, staff can support this request.

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.

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.

Waiver of Development Standards #1 & Design Review
While staff can understand the applicant's desire to eliminate parking due to the lack of customers and employees needing to park on-site, staff is concerned that this will lead to vehicles parking in storage spaces or the right-of-way when they do need to park. The provision of the required parking would have minimal impact on the site's ability to function as an outdoor storage lot, while ensuring that parking is available for employees when needed. While staff can support the outdoor storage use, staff cannot support the waiver to eliminate parking or the design review.

Public Works - Development Review
Waiver of Development Standards #2
Corporate Plaza Drive ends in a cul-de-sac adjacent to the entrance to the site and should see a low volume of traffic. Therefore, staff has no objection to the reduced throat depth. However, since Planning cannot support the application in its entirety, staff cannot support this request.

Staff Recommendation
Approval of the use permit; denial of waivers of development standards and the design review.

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:

- Enter into a standard development agreement prior to any permits in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised 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;
- Off-site improvement permit will be required.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - approval of the use permit and waiver of development standards #2; denial of waiver of development standards #1 and the design review (2 year review for the use permit from the date of approval; applicant to use parking surface with less heat retention than asphalt).

APPROVALS:
PROTESTS:

APPLICANT: BBP PROPERTIES, LLC
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