

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0095-HANCOCK FOUNDRY VEGAS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setback; **2)** increase building height; **3)** eliminate parking lot landscaping; **4)** eliminate landscape buffer; **5)** reduce approach distance; and **6)** reduce throat depth.

DESIGN REVIEW for a proposed office/warehouse development on 2.14 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the southwest corner of Teco Avenue and Pioneer Way within Spring Valley. MN/rg/kh (For possible action)

RELATED INFORMATION:

APN:

163-34-401-015

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the front setback to 10 feet where 20 feet is required per Section 30.02.19 (a 50% reduction).
- b. Reduce the side street setback to 15 feet where 20 feet is required per Section 30.02.19 (a 25% reduction).
2. Increase the building height to 55 feet where 50 feet is the maximum allowed per Section 30.02.19 (a 10% increase).
3. Eliminate the parking lot landscaping where landscape islands are required every 6 parking spaces and at the end of each row of parking are required per Section 30.04.01D.
4. Eliminate the landscape buffer where 15 feet is required along the west property line per Section 30.04.02.
5. Reduce the driveway approach distance along Teco Avenue to 49 feet where 150 feet is required per Uniform Standard Drawing 222 (a 67% reduction).
6. Reduce the proposed driveway throat depth (east driveway) to 30 feet where 75 feet is required per Uniform Standard Drawing 222 (a 60% reduction).

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.14
- Project Type: Office/warehouse development

- Number of Units: 43
- Number of Stories: 4 (Building 1)/2 (Building 2 & 3)
- Building Height (feet): 55 (maximum)
- Square Feet: 24,575 (Building 1)/19,075 (Building 2)/20,547 (Building 3)
- Parking Required/Provided: 80/85
- Sustainability Required/Provided: 7/8

Site Plans

The plans depict a proposed office/warehouse development on 2.14 acres. The site consists of 3 buildings with a total of 43 proposed condominium units. Common Element A consists of the parking area for the entire site. Building 1 is located along the east property line, which is designated as Common Element B, and includes office/warehouse units and the business center. Building 3 is located at the center of the site which only contains office/warehouse units. Building 2 is located along the west side of the site and also only contains office/warehouse units. The site is provided via 2 proposed driveways located along the north property line adjacent to Teco Avenue. The parking is centrally located on the site. The applicant is providing 85 parking spaces where 80 parking spaces are required. Sidewalks are shown adjacent to all the buildings.

The applicant is requesting to reduce the front setback of all proposed buildings to 10 feet along the front property line adjacent to Teco Avenue, where 20 feet is required per Code. Furthermore, the applicant is requesting to reduce the side street setback for Building 1 adjacent to Pioneer Way to 15 feet where 20 feet is required per Code.

The applicant is also requesting to reduce the proposed driveway approach distance along Teco Avenue to 49 feet where 150 feet is the standard. Lastly, there is a request to reduce the proposed driveway throat depth (easternmost driveway) to 30 feet where 75 feet is required per Uniform Standard Drawing 222 (a 60% reduction).

Landscaping

A detached 5 foot wide sidewalk and 5 foot wide landscape strip on each side are shown along Teco Avenue and Pioneer Way. Alternative landscaping is proposed to allow medium sized trees along Teco Avenue and Pioneer Way.

Building 2 is located against the west property line and the neighboring property is zoned Commercial General. Section 30.04.02 states that a landscape buffer and screening is required when the adjacent property is within a less intense zoning district than the subject site. A waiver has been requested to eliminate the landscape buffer and screening.

Lastly, the applicant is requesting to eliminate any required parking lot landscaping throughout the site. However, the landscape plan shows 2 landscape islands on the southern end of Building 3.

Elevations

The plans depict 3 proposed office/warehouse buildings. Building 1 is 4 stories, which includes the roof deck that is measured 55 feet in height. A waiver of development standards has been

requested to allow a maximum height of 55 feet for Building 1. The maximum height of 55 feet is located for the business center portion (northern portion) of Building 1.

Buildings 2 and 3 are 2 story with an overall height of 29 feet. The building elevations feature a modern architectural design which include stucco, glass store front windows, decorative horizontal bands, roll-up doors, and metal canopies. Cantilevered “green walls” containing vertical artificial plant life extend from most elevations of the buildings. The roll-up doors are oriented within the interior of the site and do not face toward the rights-of-way.

Floor Plans

Building 1, depicts a 9,768 square foot business center which includes a lounge, storage, kitchen area, restrooms, elevator shaft, offices, working lounge, board room, and a rooftop deck that spans to 4 levels. Building 1 also includes 11 units. Building 2 has an overall area of 19,075 square feet and features 12 units. Building 3 has an overall area of 20,547 and features 20 units. Buildings 2 and 3 feature work spaces, restrooms and a mezzanine area.

Applicant’s Justification

The applicant states the site has a reduced approach distance from the intersection of Pioneer Way and Teco Avenue to the entrance gate on the site. The site will not significantly increase traffic in this area. Both Teco Avenue and Pioneer Way both dead-end at the northeast corner of the site. In addition, the reduced throat depth is minimal and will not create any traffic concerns or vehicle stacking issues. Furthermore, the gates will be open during normal business hours to maintain the flow of traffic in and out of the site. The reduction in front and street side setbacks are mitigated with landscaping along the northern and eastern property lines. In addition, the reduction in the setbacks are minor and will not negatively impact the site or surrounding area. The applicant states the increase in the building height over 5 feet on a portion of Building 1, serves as a slight increase and will not negatively impact the surrounding area.

The provided parking will service the workspace condominium owner and possibly, an employee. This site may service businesses with light industrial needs. A cantilevered green wall containing artificial greenery that will function to provide shade to the surrounding walkway and building openings and will be aesthetically pleasing. Building 2 abuts the west property line and the commercial property to the west will back-up to the rear of Building 2 which has a maximum height of 28 feet, 4 inches. All activity will be internal to the site and out of view from the property to the west.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP (AE-60)	Warehouse
South	Business Employment	IP (AE-60)	Undeveloped
East	Business Employment	IP (AE-60)	Semi-developed warehouse
West	Corridor Mixed-Use	CG (AE-60)	Undeveloped

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

Related Applications

Application Number	Request
ZC-25-0097	A zone change from RS20 to IP is a companion item on this agenda.
VS-25-0096	A vacation and abandonment for portions of rights-of-way being Teco Avenue and Pioneer Way is a companion item on this agenda.
TM-25-500022	A tentative map for 43 industrial condominium units 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

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.

Waiver of Development Standards #1

The applicant states the reduction in front and street side setbacks are mitigated with landscaping along the northern and eastern property lines adjacent Buildings to 1, 2, and 3. The building placements on-site are self-imposed hardship and can be rectified by reducing the size of the buildings which would allow for setback compliance. Therefore, staff cannot support this request.

Waiver of Development Standards #2

Pursuant to Section 30.02.18, the maximum building height in the IP (Industrial Park) zoning district is 50 feet. Staff finds that the request is minimal and is only for a portion of Building 1. Since the request is minimal and is for 1 building with an attractive building with a rooftop deck, staff can support this request.

Waivers of Development Standards #3 & #4

Pursuant to Sections 30.04.01 and 30.04.02, landscaping, buffering and screening shall be provided to enhance the visual appearance of the community, reduce impacts of uses and activities on neighboring properties, reduce heat island effect, and mitigate stormwater run-off. The applicant's request to reduce parking lot landscaping and eliminate the landscape buffer along the west property line does not meet Code. By providing reduced parking lot landscaping and no landscape buffers along the west property line are self-imposed hardships. This section of the Code can be met by redesigning the site by reducing the scope of the development to allow

for the installation of the parking lot landscaping in its entirety and provide the required landscape buffers. For these reasons, staff cannot 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.

The elevations include architectural articulation and are not unsightly or undesirable in appearance. However, staff cannot support the request for the design review for the proposed office/warehouse development because staff does not support the reduction in setback and landscaping. In addition, the proposed development does not provide the cross access with adjacent properties to the south or the west. Since the property to the west is zoned commercial it is probable it will not develop with a similar use. However, the property to the south is zoned IP, as is the property in question. It is likely similar uses may develop so cross access should be provided to the property to the south.

Public Works - Development Review

Waiver of Development Standards #5

Staff has no objection to the reduction in approach distance for the driveway on Teco Avenue. Although the approach distance does not comply with the minimum standards, staff finds the driveway location is an entrance only which reduces movement conflicts with vehicles accessing the site.

Waiver of Development Standards #6

Staff has no objection to the reduction in throat depth for the driveway on Teco Avenue. The gates will be open during business hours helping to mitigate any conflicts caused by the reduction.

Staff Recommendation

Approval of waivers of development standards #2, #5, and #6; denial of waivers of development standards #1, #3, and #4 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 or subdivision mapping 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 4 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;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- 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 #0389-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Spring Valley - denial.

APPROVALS:

PROTESTS:

APPLICANT: HANCOCK FOUNDRY LAS VEGAS, LLC

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