

OFFICE/WAREHOUSE FACILITY
(TITLE 30)

LAMB BLVD/JUDSON AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0147-LV JUDSON, LP:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce throat depth; **2)** reduce departure distance; and **3)** off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).

DESIGN REVIEWS for the following: **1)** office/warehouse facility; and **2)** finished grade on a 6.2 acre portion of a 9.3 acre site in an M-D (Design Manufacturing) (AE-65) (APZ-2) Zone.

Generally located on the northwest corner of Lamb Boulevard and Judson Avenue within Sunrise Manor. TS/sd/jo (For possible action)

RELATED INFORMATION:

APN:

140-19-504-010 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the throat depth along Lamb Boulevard to 64 feet 3 inches where 75 feet is the standard per Uniform Standard Drawing 222.1 (a 15% reduction).
1. b. Reduce the throat depth along Judson Avenue to 10 feet 2 inches where 75 feet is the standard per Uniform Standard Drawing 222.1 (an 88% reduction).
2. Reduce the departure distance along Judson Avenue to 173 feet where 190 feet is required per Uniform Standard Drawing 222.1 (an 11% reduction).
3. Waive full off-site improvements along Moonlite Drive (curb, gutter, sidewalk, streetlights, and partial paving).

DESIGN REVIEWS:

1. Office/warehouse facility.
2. Increase finished grade to 51.6 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 42% increase).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A

- Site Acreage: 9.3 (portion)
- Project Type: Office/warehouse facility
- Number of Stories: 1
- Building Height (feet): 35
- Square Feet: 128,228
- Parking Required/Provided: 192/198

Site Plans

The plans depict a proposed office/warehouse facility on 9.3 acres in an M-D zone. Review of the plans show a split zoning for this parcel, with the western portion currently zoned R-E (Rural Estates Residential). The proposed warehouse facility will only be located on that portion zoned M-D. No application for a zone change was submitted and the applicant will not build upon or utilize any portion of the parcel zoned R-E. Access is shown along Judson Avenue and Lamb Boulevard with parking located along the perimeter of the property on the north and west sides.

Landscaping

Landscaping is shown along the perimeter of the parcel at a 15 foot width along Judson Avenue and Lamb Boulevard, and a 10 foot wide landscape area along the western property line with trees being planted at 30 feet on center. In addition, landscape islands are provided every 6 spaces within the parking areas. Landscaping includes shrubs, trees, and groundcover.

Elevations

The plans depict a warehouse office facility at a height of 35 feet with exterior materials being tilt-up concrete panels with a navy blue color, roll-up doors, windows, and other architectural enhancements.

Floor Plans

The plans depict an open floor plan for storage and warehouse uses with a utility room and supporting office space.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that a new office/warehouse facility will be a valued amenity for the area as this type of use helps in bringing about employment opportunities. Also, there are various zoning categories in the immediate area, including other C-2 and M-D zones. The applicant states that portion of the property currently zoned R-E will not be part of this project and will remain undeveloped.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-1461-07 (WC-0097-08)	Waiver of conditions for cross access and easement	Approved by PC	May 2008

Prior Land Use Requests

Application Number	Request	Action	Date
DR-1461-07	Equipment rental facility	Approved by PC	January 2008
WS-0165-06	Waivers for off-site improvements for residential development, waiver of conditions for a zone change for full off-sites	Approved by BCC	April 2006
ZC-1840-05	Zone change and design review to reclassify R-E to M-D zoning	Approved by BCC	January 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac) & Business Employment	C-1 & R-E	Single family residential & undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac) & Business Employment	R-E	Single family residential & undeveloped
East	Business Employment	R-4	Single family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Design Review #1

Staff finds the proposed office/warehouse facility incorporates and utilizes architectural treatments on all sides of the buildings to eliminate blank exterior elevations. The landscaping in the parking areas and along with other internal and perimeter landscaping meets Code; therefore, staff can support this request.

Public Works - Development Review

Waiver of Development Standards #1

Although the throat depth at the northern Lamb Boulevard driveway and the driveway on Judson Avenue do not comply with the minimum standard, the applicant worked with staff to remove

parking spaces, which provides more room for vehicles to safely exit the right-of-way to gain access to the site. Therefore, staff has no objection to this request.

Waiver of Development Standards #2

Staff has no objection to the reduction in the departure distance for the Lamb Boulevard commercial driveway. Although the approach distance does not comply with the minimum standards, staff worked with the applicant on the location to allow vehicles to safely access the site.

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. Therefore, staff cannot support the waiver of development standards for full off-site improvements.

Design Review #2

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

Staff Recommendation

Approval of waivers of development standards #1 and #2, and the design reviews; 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:

Current Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; 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;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements for Lamb Boulevard and Judson Avenue;
- Right-of-way dedication to include 30 feet for Moonlite Drive and associated spandrel;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Sunrise Manor - approval of waivers of development standards #1, #2, and #3 (streetlights), and the design reviews; denial of waiver of development standards #3 (curb, gutter, sidewalks, and partial paving).

APPROVALS:

PROTESTS:

APPLICANT: MARK STEARNS

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