

10/05/21 PC AGENDA SHEET

WAREHOUSE EXPANSION
(TITLE 30)

ST. LOUIS AVE/PALM PKWY

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-21-0389-PALM 32 LLC:

USE PERMIT for reduced separation to a residential use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced setbacks; and **2)** reduced landscaping.

DESIGN REVIEW for the expansion of an existing warehouse on 1.8 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the east side of St. Louis Avenue and the north and west sides of Palm Parkway within Sunrise Manor. TS/nr/jo (For possible action)

RELATED INFORMATION:

APN:

162-01-712-002; 162-01-712-004

USE PERMIT:

Reduce the separation for outdoor light manufacturing to a residential use to 260 feet (previously notified as 1 foot) where 600 feet is required per Table 30.44-1 (a 57% reduction) (previously notified as a 99.8% reduction).

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce the setback for a wall to a non-industrial use to 1 foot where 20 feet is required per Table 30.40-5 (a 98% reduction).
 - b. Reduce the height setback ratio to residential to 1 foot where 87 feet is required per Figure 30.56-10 (a 98.8% reduction).
 - c. Reduce the setback to a street to 10 feet where 20 feet is required per Table 30.40-5 (a 50% reduction).
2.
 - a. Eliminate landscape buffer between an industrial use and a residential use where required per Figure 30.64-11 (a 100% reduction).
 - b. Reduce street landscaping to 10 feet where 15 feet is required with an attached sidewalk per Chapter 30.64.030 (a 33.3% decrease).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 3250 Palm Parkway
- Site Acreage: 1.8
- Project Type: Warehouse expansion
- Number of Stories: 1
- Building Height (feet): 35 (warehouse expansion)/19 (workshop)
- Square Feet: 17,810 (building expansion)/3,000 (workshop)
- Parking Required/Provided: 65/68

Site Plans

The plans show an existing 22,664 square foot light manufacturing warehouse building with a 1,040 square foot office on the south side of the warehouse building. The proposed 17,810 square foot addition is located on the north side of the existing warehouse building. A 3,000 square foot workshop building is located on the southwest side of the site. The workshop is where assembly and staging will occur, which may happen outside. Parking is located north of Palm Parkway on the south side of the site with additional parking located south of the office portion of the warehouse and also located along the eastern side of the warehouse building. The proposed building expansion will have a 1 foot setback to the residential property to the north and the building will have a 10 foot setback to St. Louis Avenue to the west. The site will include a 6 foot high block wall with wrought iron top located along the perimeter of the site. Gated access to the site will be from the western end of Palm Parkway and the southeastern corner of the site from Palm Parkway.

Landscaping

The plans show a proposed 10 foot wide landscape area along St. Louis Avenue with the landscaping on the interior side of the proposed wall. Existing 4 foot wide landscaped areas are located on the south side and the west side of the site. The required landscape buffer adjacent to the residential use to the north of the site has been requested to be eliminated.

Elevations

The elevations indicate that the proposed 35 foot high building expansion will match the existing exterior of the concrete tilt-up construction with a matching earth tone color. A roll-up door with an additional 2 pedestrian doors will be located on the east side of the building expansion area. The workshop will be a 19 foot high metal building with a roll-up door on the west side and a pedestrian door on the south side of the building.

Floor Plans

The plans indicate that the proposed warehouse expansion area and the workshop will be an open floor plan.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed design of the site is to facilitate the existing convention exhibit vendor and display company. The waivers for separation and landscaping are an effort to mitigate the homeless issue in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0643-09	Vacated a right-of-way between Mojave Road and Palm Street	Approved by PC	December 2009
DR-193-95	Auto paint and body shop in conjunction with an auto dealership (included the parcel to the west)	Approved by PC	March 1995
ZC-1112-94	Reclassified approximately 6 acres from H-2 to M-1 and C-2 zoning for an auto repair, auto body and paint shop, and an outside storage yard	Approved by BCC	August 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Urban Center (from 18 to 32 du/ac)	R-4	Multiple family residential
South	Commercial General & Business and Design/Research Park	C-2 & M-1	Auto dealership & auto repair shop
East	Business and Design/Research Park	M-1	Industrial
West	Business and Design/Research Park	M-1	Auto dealership

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit and Waivers for Development Standards

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 Comprehensive 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.

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.

Staff reviews use permits and waivers of development standards to ensure compatibility with existing and planned development in the area. Setbacks and separations help to preserve the integrity of an area in addition to mitigating possible safety issues. The proposed expansion of the existing building is approximately 85 feet from the residential multiple family buildings to the north of the site. The building expansion setback would be 1 foot from the property line, which is not typical for the area. The warehouse building to the east of the site has a 20 foot setback from the north property line and is set back 90 feet from the residential buildings on the property to the north. The proposed use permit and waivers of development standards are not consistent with the surrounding area and staff finds that there will be negative impacts on the surrounding area. The applicant has not provided justification to support the reduction of landscaping and reduced use separations; therefore, staff cannot support these requests.

Design Review

Urban Specific Policies within the Comprehensive Master Plan encourage site designs to be compatible with adjacent land uses, especially when the adjacent land use is a lower intensity. Thoughtful site design taking into account the existing conditions of the site and the surrounding area to minimize any negative impacts to the area help to make this project comply with parts of the Comprehensive Master Plan. Approval of the design review is contingent upon the approval of the use permit and waivers of development standards. Staff finds that the proposed use permit and the waivers of development standards are not consistent with the area; therefore, cannot support the design review.

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 Comprehensive 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 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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC: Sunrise Manor - denial.

APPROVALS:

PROTESTS:

APPLICANT: PALM 32 LLC

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