

WAREHOUSE
(TITLE 30)

OQUENDO RD/MCLEOD DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-22-0198-BEN 200270 VENTURES, LLC:

ZONE CHANGE to reclassify 1.8 acres from an R-E (Rural Estates Residential) Zone to an M-D (Designed Manufacturing) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** parking lot landscaping; **2)** parking; and **3)** driveway geometrics.

DESIGN REVIEWS for the following: **1)** warehouse development; and **2)** finished grade.

Generally located on the east side of McLeod Drive and the south side of Oquendo Road (alignment) within Paradise (description on file). JG/nr/jo (For possible action)

RELATED INFORMATION:

APN:

162-36-601-007; 162-36-601-048

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce parking lot landscaping where compliance with Figure 30.64-14 is required.
2. Reduce parking to 46 spaces where 50 spaces is required per Table 30.60-1.
3. Reduce driveway throat depth to 16 feet 6 inches where 25 feet is required by Uniform Standard Drawing 222.1.

DESIGN REVIEWS:

1. Warehouse development.
2. Increase finished grade up to 65 inches where a maximum of 36 inches is the standard per Section 30.32.040 (an 80.5% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.8
- Project Type: Warehouse
- Number of Stories: 1
- Building Height (feet): 34

- Square Feet: 33,100
- Parking Required/Provided: 50/46

Site Plans

The plans show a 33,100 square foot office/warehouse building situated in the middle of the site with parking on the west and east sides of the site. Access to the site is from McLeod Drive and Oquendo Road. Customer parking is located on the northwest of the site. Gated access to the rear portion of the site is through an 8 foot high gate on the south side of the building and a second gated access is from Oquendo Road. Parking located directly on the east side of the building is for employees with loading zones and roll-up doors on the east side of the building.

Landscaping

A detached sidewalk with a 5 foot wide landscape strip on each of the 5 foot wide sidewalk is located adjacent to McLeod Drive. An attached sidewalk with a 20 foot wide landscape area behind the sidewalk is located on Oquendo Road. The customer parking area along McLeod Drive will allow for a 2 foot overhang into the landscape area to reduce the parking stall length per Title 30, and 1 required landscape island is not depicted on the plans. The employee parking on the east side of the building is shown with no landscape islands where required per Figure 30.64-14. A 5 foot 6 inch wide landscape strip with required landscape islands is shown on the east side of the site. The 5 foot wide landscape area will allow for a 2 foot vehicle overhang into the landscape area to reduce the parking stall length per Title 30 requirements.

Elevations

The plans show a 34 foot high concrete tilt up building with an aluminum storefront glazing system and painted metal canopies. Roll-up doors with associated loading zones are located on the east side of the building.

Floor Plans

The provided plans show an open floor plan for future tenants.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant indicates the requested zone change achieves the goals of the Master Plan by bringing employment and aviation related uses to the area. The applicant states the proposed use will not have a negative effect on the area.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0668-08	Office/warehouse development - expired	Approved by BCC	August 2008
NZC-0108-08	Reclassified 1.8 acres from R-E to M-D zoning for an office warehouse development - expired	Approved by BCC	June 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Business Employment	R-E	Undeveloped
South	Neighborhood Commercial	R-E	Undeveloped
East	Public Use	P-F	Del Sol High School

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

The zone change conforms to the planned land use designation from the Master Plan. Although the parcels immediate to the north, south, and west are not currently developed, office/warehouse development is existing to the southwest of the site and a school exists to the east. Since the application is consistent with the Master Plan and the surrounding area, staff can support the zone change.

Waivers of Development Standards #1 & #2

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 finds that the proposed request to reduce parking is a self-imposed hardship due to the size of the proposed building on the site. Staff cannot support the waiver of reduced parking lot landscaping. There is no functional reason why parking lot landscaping cannot be provided throughout the parking area. The perimeter of the site meets landscaping requirements; however, not all of the parking area meets the landscape requirements. Without landscaping to break-up the parking area, this parking lot will consist of a large, paved area that will contribute to the heat island effect. Lack of landscaping will also increase storm water run-off during storm events; therefore, staff finds the lack of parking lot landscaping will have a negative impact on the community and does not support these requests. Staff finds the reduction in landscaping is in direct conflict with Policy 3.6.1 of the Master Plan regarding the urban heat island and does not support the waivers for parking lot landscaping and reduced parking.

Design Review #1

Generally speaking, staff finds this request is in keeping with the Planned Land Use designation common in the area. The proposed site improvements will not adversely affect the traffic conditions, or the character of the area. However, staff finds the lack of parking lot landscaping will have a negative impact on the community with increase to the heat island effect, dust, and

storm water run-off. Through thoughtful site design, Title 30 requirements can be met. Therefore, staff cannot support the design review for the project.

Public Works - Development Review

Waiver of Development Standards #3

Staff has no objection to the reduction in throat depth. The applicant provided extra landscape areas to allow more room onsite for stacking of vehicles, reducing potential conflicts in the right-of-way. However, since Planning is not supporting the rest of the application, staff cannot support this request.

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. However, since Planning is not supporting the rest of the application, staff cannot support this request.

Staff Recommendation

Approval of the zone change; denial of waivers of development standards and design reviews.

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:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised the installation and use of cooling systems that consumptively use water will be prohibited; 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 the waivers of development standards and design reviews must commence within 2 years of approval date or they 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;
- Right-of-way dedication to include 5 additional feet for McLeod Drive from APN 162-36-601-007;
- Vacate any unnecessary rights-of-way.
- 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; and that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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 to show on-site fire lane, turning radius, and turnarounds.

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 #0434-2021 to obtain your POC exhibit, and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: NEW WEST COMPANY

CONTACT: CHRIS RICHARDSON, RICHARDSON WETZEL ARCHITECTS, 4300 E. SUNSET ROAD, SUITE E-3, HENDERSON, NV 89014