

07/17/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0244-PEAR BLOSSOM PROPERTIES, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce landscaping; **2)** reduce buffering and screening; **3)** reduce driveway departure distance; and **4)** reduce driveway throat depth.

DESIGN REVIEW for a warehouse and distribution center on 2.12 acres in an IL (Industrial Light) Zone.

Generally located on the northeast corner of Jones Boulevard and Cougar Avenue within Enterprise. JJ/jud/syp (For possible action)

RELATED INFORMATION:

APN:

176-13-301-004

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce tree caliper size where required per Table 30.04-1.
- b. Allow medium trees to be planted where a large tree shall be provided every 30 linear feet of street frontage per Section 30.04.01D.
2. Allow an existing 6 foot high non-decorative screen wall where an 8 foot high decorative screen wall is required per Section 30.04.02.
3. Reduce the driveway departure distance along Jones Boulevard to 175 feet where 190 feet is required per Uniform Standard Drawing 222.1 (an 8% reduction).
4. Reduce the driveway throat depth along Cougar Avenue to 2 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 92% reduction).

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.12
- Project Type: Warehouse and distribution center
- Number of Stories: 1
- Building Height (feet): 28
- Square Feet: 10,775
- Parking Required/Provided: 11/14
- Sustainability Required/Provided: 7/5.5

Site Plans

The plans depict a proposed 10,775 square foot warehouse and distribution facility located on the northern half of the parcel with loading docks on the east side of the building. The southern half of the site will be graded to mitigate any drainage issues but will not be a part of this application. The trash enclosure and recycling container are located on the east side of the building, north of the loading docks. The service areas with overhead doors and loading docks are internalized and screened from the right of way.

Landscaping

The plans show landscape strips along with detached sidewalks on Jones Boulevard and Cougar Avenue with landscape strips ranging from 15 feet to 24.5 feet in width. The proposed street trees are medium per Code and are depicted 30 feet on center. The applicant does not plan to plant trees meeting the required caliper size. A 20 foot wide landscape buffer with an existing 6 foot high CMU block wall with a proposed 1 foot decorative wrought iron picket on top is shown on the northern side of the site. Interior to the site, landscaping is distributed throughout the parking lot and around portions of the building. Also, the plans depict an existing 6 foot high CMU block wall on the east boundary line. The loading dock area is partially screened from public view by a screen wall and parking lot landscaping.

Elevations

The elevations depict an architectural design consisting of decorative split-face CMU with metal canopies and glass store fronts. Surface planes and variations consisting of off-set walls provide contrasting design articulations. The height of the building is 28 feet and has been designed to break-up the roofline at the endcaps of the building.

Floor Plans

The plans depict an overall 10,775 square foot refrigerated office/warehouse building constructed with an open floor plan. This square footage includes 2,130 square feet of office area.

Applicant's Justification

The applicant states this area is currently a mixture of residential neighborhoods to the west of Jones Boulevard and commercial warehouse uses to the east of Jones Boulevard. The proposed cold storage facility is a needed use for the transportation of refrigerated food items. With the proximity to the I-15, this warehouse and distribution facility will serve as a new logistical development for Southern Nevada. The contemporary design of the buildings compliments the surrounding environment and successfully screens the truck court from the rights-of-way.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-23-0246	Vacated and abandoned portions of right of way and easements of interest to Clark County	Approved by PC	June 2023

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Mini-warehouse
South	Business Employment	IL	Undeveloped
East	Business Employment	IL	Office with outdoor storage
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

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

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 #1a

The applicant is proposing to install 45 trees throughout the site. Sixteen trees are proposed along the streets and will include landscape strips varying in width between 15 feet to 24.5 feet. The applicant is proposing a tree caliper of 1.25 inches at planting, which is smaller than what Code requires at a minimum of 1.5 inches at planting (for a small tree). The applicant states that a large tree with a 3 inch caliper as required by Table 30.04-1, would most often require a 60 inch box size which would not only become cost prohibitive to purchase and difficult to find in large quantities, but is not a responsible size container to install in a planter that will be only 5 feet to 6 feet wide. Staff understands the applicant concerns; however, the Code stipulates that alternative landscape plan shall not be used to alleviate inconveniences, financial burdens, or self-imposed hardships. The applicant could install trees of small, medium or large size with calipers required per the Table 30.04-1: Minimum Plant Specifications. Therefore, staff cannot support this request.

Waiver of Development Standards #1b

The required tree canopy area for the street landscaping of 236 square feet per tree will be met by the proposed trees shown on plans which have 236 square feet and 530 square feet of tree canopy coverage at maturity. Staff can support this request since the applicant provided a substantial street landscaping canopy that meets Code requirements.

Waiver of Development Standards #2

While staff normally does not support reductions to buffering and screening standards, the applicant has provided a notarized letter of consent from the neighboring property to the north. The letter supports the applicant's request to keep the existing 6 foot high non-decorative wall as long as 1 foot of wrought iron pickets are added to the top of the wall. Since the neighboring property owner supports the design, and it could otherwise be approved with an administrative minor deviation, staff supports this request.

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 proposed warehouse and distribution center is compatible with the surrounding area as the majority of the land uses east of Jones Boulevard are warehouse facilities and undeveloped land. The proposed facility includes horizontal articulation on all 4 sides. Pedestrian connectivity is provided between the public sidewalks, building entrances, and parking areas with parking lot landscaping. Building materials include the use of glass, decorative metal, and split-face CMU. The building facades feature wall reveals, changes in surface colors, and materials with popouts and parapet walls. Therefore, staff can support the proposed design review.

Public Works - Development Review

Waiver of Development Standards #3

Staff has no objection to the reduction in the departure distance for the Jones Boulevard commercial driveway. The applicant placed the driveway as far north as the site will allow.

Waiver of Development Standards #4

Staff has no objection to the reduction in throat depth for the Cougar Avenue commercial driveway, as the 2 driveways should see equal use, further mitigating potential impacts from the reduced throat depths. However, any future development will need to be evaluated for potential impact with the reduction in the throat depth.

Staff Recommendation

Approval of waivers of development standards #1b, #2, #3, and #4, and the design review; denial of waiver of development standards #1a.

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 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;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Cougar Avenue and associated spandrel;
- Coordinate with Public Works - Development Review for the installation of a median island on Jones Boulevard;
- 30 days to coordinate with Public Works - Construction Management Division and to dedicate any necessary right-of-way and easements for the Jones Boulevard improvement project;
- Reconstruction of Cougar Avenue driveway will be required with any future development.
- Applicant is advised that 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.

Fire Prevention Bureau

- No comment.

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 #0123-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval of waivers of development standards #1b, #2 through #4, and the design review; denial of waiver of development standards #1a (add additional architectural features along the west elevation of the proposed building; add additional architectural features along the west elevation of any future expansion or building).

APPROVALS:

PROTESTS:

APPLICANT: CHRIS TEACHMAN

CONTACT: JEREMY SMITH, LEE AND SAKAHARA ARCHITECTS, 6280 S. VALLEY VIEW BLVD., SUITE 116, LAS VEGAS, NV 89118