

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0093-SONODA, JAMES DAVID:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the front setback; **2)** reduce parking area landscaping; and **3)** increase retaining wall height.

DESIGN REVIEW for an office/warehouse development on 5.00 acres in an IP (Industrial Park) Zone.

Generally located west of Cimarron Road and south of Patrick Lane within Spring Valley.
MN/rr/kh (For possible action)

RELATED INFORMATION:

APN:

163-33-301-009

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the front setback to 9 feet 6 inches where 20 feet is required per Section 30.02.18B (a 52.5% reduction).
2. Reduce the number of required landscape islands where 1 landscape island is required for every 6 parking spaces per Section 30.04.01D.8.
3.
 - a. Increase retaining wall height to 10 feet along the side (north) property line where 3 feet is the maximum height allowed per Section 30.04.03C (a 233.3% increase).
 - b. Increase retaining wall height to 8 feet along the rear (west) property line where 3 feet is the maximum height allowed per Section 30.04.03C (a 166.7% increase).
 - c. Increase retaining wall height to 4 feet along the side (south) property line where 3 feet is the maximum height allowed per Section 30.04.03C (a 33.3% increase).

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.00
- Project Type: Office/warehouse
- Number of Stories: 1
- Building Height (feet): 48 feet 2 inches (Building 1)/ 48 feet (Building 2)
- Square Feet: 49,719 (Building 1)/50,766 (Building 2)/100,485 (total)
- Parking Required/Provided: 100/84 (per a parking demand study)
- Sustainability Required/Provided: 7/7

Site Plan

The plan depicts 2 proposed office/warehouse buildings on 5 acres located on the west side of Cimarron Road. Building 1 is 49,719 square feet and located on the northern portion of the property. Building 2 is 50,766 square feet and located in the southern portion of the property. Both buildings are set back 15 feet from the front property line to the east along Cimarron Road, with an additional setback reduction to 9 feet 6 inches for exterior stairs. Building 1 is setback 70 feet from the interior side property line to the north and 67 feet 11 inches from the rear property line to the west. Building 2 is set back 33 feet 7 inches from the interior side property line to the south, and 69 feet from the rear property line to the west. The site will be accessed by two, 39 foot wide driveways along Cimarron Road. A gated emergency access driveway is provided on the south side of the site. There are 84 parking spaces provided on the north and west sides of Buildings 1 and 2 including 5 EV capable and 3 EV installed parking spaces. A parking demand study prepared by a PTOE certified engineer has been provided to support a reduction in the provided parking from 100 required spaces to 84 spaces. The parking area includes 5 ADA spaces including 2 van accessible spaces. Steel rolling gates and swing gates are provided internally in the parking area. Loading docks with 5 dock level roll-up doors and 1 grade level roll-up door are provided on the west sides of each building. Several trash enclosures are proposed throughout the site. An 8 foot tall tubular steel fence is proposed around the perimeter of the site on top of retaining walls that are up to 10 feet in height.

Landscaping

The plan depicts street landscaping along Cimarron Road consisting of large trees planted 30 feet on center in two, 5 foot wide landscape strips on each side of a 5 foot detached sidewalk, except where the sight visibility zones prevent tree planting. A minimum of three, 5 gallon shrubs per tree are also provided in all street landscape areas. Within the parking lot, large trees are provided within the landscape islands, except for one island located west of Building 1. A waiver of development standards is requested to allow modifications to spacing of some islands and the locations of some trees along the west side of the property. This is proposed to prevent trees and islands from being hit by trucks accessing the loading areas.

Elevations

The plans indicate the proposed buildings will be up to 48 feet 2 inches high with concrete tilt-up construction with variations in roof parapet heights and wall articulations. The buildings feature concrete panels with 7 different colors and will also include aluminum storefront glazed window systems, anodized metal canopies, and decorative concrete. Loading dock doors are located at the rear of the buildings and will not be visible from the street.

Floor Plans

The plan indicates Building 1 which includes a 2,725 square foot mezzanine level and 5,000 square feet of office space located at the northwest and southwest corners of the building, and a 42,219 square foot warehouse. Building 2 includes a 2,500 square foot mezzanine level, and 2,500 square foot of office space located at the northwest corner of the building, and a 45,766 square foot warehouse. The main building entrances are located on the west side of the buildings, however, stairs are also provided on the east side of the building facing towards Cimarron Road.

Applicant's Justification

The increase in retaining wall height is required due to the amount of fill needed to balance and level the site. The applicant is seeking a waiver to reduce the required parking lot landscape by one island. The waiver is requested so that an island is not located in the middle of a loading area which would hamper a truck's ability to maneuver in and out of the area. The waiver to reduce the front setback and increase the architectural intrusions for the stairs will help to reduce the monolithic looks typically associated with a warehouse facility. An alternative landscape plan is also required to allow some of the trees in the parking area to be in other areas of the parking lot to avoid interference with trucks. A parking study provided indicates that the parking demand for the proposed use will be 67 parking spaces and 84 spaces will be provided. The site will not have cross access as the property to the south is already developed and the properties to the west and north are a part of the UNLV Technology Park of which the site is not a part.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Business Employment	IP	Undeveloped
South	Business Employment	IP	Office/warehouse
East	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.

Related Applications

Application Number	Request
ZC-26-0091	A zone change from RS20 to IP is a companion item on this agenda.
VS-26-0092	A vacation and abandonment of easements 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 reduced setback is a self-imposed hardship based on the design of the site. Therefore, staff cannot support this request.

Waiver of Development Standards #2

A waiver is requested to reduce the number of required landscape islands by 1 island along the west side of the site where there are more than 6 parking spaces in a row without an intervening island. However, the proper number of trees and shading are still provided in the parking area as there are additional trees provided, which shade the parking spaces north of Building 1. Staff could support this request; however, the other waivers and design review are not supported, therefore, staff recommends denial.

Waiver of Development Standards #3

Alternatives to over-height retaining walls, such as a series of 3 foot high tiered retaining walls with landscaped horizontal offsets, could be provided, which would reduce the impact on adjacent properties created by high walls. Therefore, staff cannot support 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 plans depict building materials that include the use of glass and painted concrete, and the building facades feature wall reveals, changes in surface colors and materials, and 2-foot roofline variations. Roll-up overhead doors for the loading areas are located to the rear of the warehouse buildings facing away from the street. Internal sidewalks connect the building entrances to the public sidewalk along Cimarron Road. The parking areas adjacent to the entrances at the west side of the buildings, including ADA spaces, are accessible from the sidewalks and ramps. The building design and architectural features are not unsightly or undesirable. Site access and circulation will not impact other properties in the surrounding area. The design of the parking areas, loading dock areas, as well as the landscaping is generally in accordance with the Code requirements. Based on this information, staff could support the design review, however, since the requested waivers are not supported, the design review is also not supported.

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 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;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Cimarron Road;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: CHARTWELL REAL ESTATE DEVELOPMENT

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