

08/07/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-400058 (DR-21-0708)-AINSWORTH GAME TECHNOLOGY, INC:

DESIGN REVIEWS FIRST EXTENSION OF TIME for the following: **1)** parking lot modifications; and **2)** alternative parking lot landscaping in conjunction with an existing office/warehouse building on 16.5 acres in an IP (Industrial Park) Zone in the Airport Environs (AE-60) Overlay.

Generally located 1,000 feet east of Jones Boulevard between Sunset Road and Rafael Rivera Way within Enterprise. MN/rp/ng (For possible action)

RELATED INFORMATION:

APN:

176-01-110-004

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 5800 Rafael Rivera Way
- Site Acreage: 16.5
- Project Type: Parking lot modifications
- Parking Required/Provided: 442/541

History & Request

The approved application was for parking lot modifications in conjunction with an existing office/warehouse building. Approximately 60 parking spaces and a driveway to Westwind Road will be removed, which are mostly located on an adjacent parcel to the east. The parcel with the additional parking spaces and Westwind Road driveway was sold in 2021, and a companion application (UC-21-0655) for a distribution center and an office/warehouse was approved to develop the adjacent site.

Since the warehouse on the subject site was originally approved, the parking calculations for a warehouse were reduced to 1.5 parking spaces per 1,000 square feet. In addition, the parking was further reduced with the adoption of the Title 30 update. As a result, the parking spaces on the adjacent parcel are no longer needed, and the existing parking spaces on-site exceed Title 30 standards. The approved application allows 20 parking spaces to be added and includes a request for alternative parking lot landscaping for a portion of the redesigned parking spaces on-site.

Also, the approved application was necessary since ZC-1165-07 required a design review on final plans.

Site Plan

The approved site plan depicts the elimination of approximately 60 parking spaces that are mostly located on an adjacent parcel to the east. Cross access to the parcel to the east, which had parking for the subject site, will be eliminated, and an 8 foot wide landscape strip will be located along this portion of the property line, which matches the landscape strip to the north and south of the site modifications. Nine additional parking spaces will be created on-site in the areas that were previously used for cross access. 541 parking spaces will be provided where 442 parking spaces are required (per the old Title 30). No other changes are proposed for the site.

Landscaping

All existing landscaping will remain unchanged. Additional landscaping includes an 8 foot wide landscape strip along the northern portion of the east property line and 3 parking lot landscape fingers within the new parking spaces. A design review for alternative parking lot landscaping is necessary since a fire hydrant and an NV Energy pull box are in 2 of the parking lot landscape fingers. As a result, large or medium trees will not be able to be placed in these landscape fingers. However, additional trees will be placed in the perimeter landscape strip.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for DR-21-0708:

Current Planning

- 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

- Applicant is advised that off-site improvement permits may be required.

Applicant's Justification

The applicant is requesting a 1 year extension for the application to complete the development review process.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-21-0708	Design review for parking lot modifications and alternative parking lot landscaping	Approved by BCC	May 2022
WC-21-400180 (WS-0674-14)	A waiver of conditions of a waiver of development standards application	Approved by BCC	May 2022
WS-0594-16	Increased the area of directional signs and a comprehensive sign package	Approved by BCC	October 2016
WS-0674-14	Office/warehouse building	Approved by BCC	September 2014
ZC-0150-08	Reclassified a 2.5 acre portion from C-1 to M-D zoning with a design review for the entire site for an industrial park	Approved by BCC	March 2008
ZC-1165-07	Reclassified a portion of the site and parcels to the west from R-E to C-2 and M-D zoning for a future development	Approved by BCC	November 2007
ZC-1191-02	Reclassified a 1.8 acre portion from R-E to M-D zoning for an off-premises sign	Denied by BCC	February 2003

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CP (AE-60)	Healthcare facility
South	Business Employment	IP (AE-60)	CC 215 & data centers
East	Business Employment	IP (AE-60)	Undeveloped
West	Business Employment	CG (AE-60)	Undeveloped

Related Applications

Application Number	Request
ET-24-400059 (UC-21-0655)	First extension of time for a development with a distribution center and an office/warehouse.

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

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property.

Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

The applicant is currently working with Public Works. The off-site permit (PW-21-18859) was issued in August 2023 and Phase 2 (PW-22-22096) was accepted in December of 2022 and is currently in the review process. Since the applicant has made progress and has a current application with Public Works, staff can support the applicant's request for a 1 year extension.

Staff Recommendation

Approval.

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

- Until May 18, 2025 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised 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

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTEST:

APPLICANT: SCHNITZER PROPERTIES

CONTACT: SCHNITZER PROPERTIES, 1121, SW. SALMON STREET, SUITE 500, PORTLAND, OR 97205