

11/21/23 PC AGENDA SHEET

FOOD PROCESSING
(TITLE 30)

UPDATE
MAULE AVE/SPENCER ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-23-0499-SEC 1910, LLC:

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS for a loading bay within the front of the complex.

DESIGN REVIEW for a proposed food (salmon) processing facility in conjunction within an existing office/warehouse building on 1.1 acres in an M-D (Designed Manufacturing) Zone and an M-D (Designed Manufacturing) (AE-60) Zone.

Generally located on the north side of Maule Avenue, 325 feet east of Spencer Street within Paradise. JG/hw/syp (For possible action)

RELATED INFORMATION:

APN:
177-02-603-022

WAIVER OF DEVELOPMENT STANDARDS:

Allow a loading bay with roll-up/overhead doors and visible from the public right-of-way to be located within the front of the complex of an industrial building where not permitted per Section 30.60.070.

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 1910 E. Maule Avenue
- Site Acreage: 1.1
- Project Type: Food (salmon) processing facility
- Number of Stories: 2
- Building Height (feet): 27.4
- Square Feet: 16,291
- Parking Required/Provided: 25/31

Site Plans

The plan depicts an existing 16,291 square foot office/warehouse building located on the north side of Maule Avenue, approximately 325 feet east of Spencer Street. The plans show the office/warehouse building is in the central portion of the site, set back 86 feet from Maule Avenue, approximately 64 feet from the rear of the property, and between 25 feet to 28 feet from the interior sides. The plans show that an existing 7 foot to 8 foot CMU block wall is located along the interior and rear property lines to screen the property. Parking is mainly located in the southern portion of the building with additional spaces located in the rear of the building. There are 15 parking spaces located in the front of the building, with an additional 16 parking spaces located in the rear for a total of 31 parking spaces provided where 25 parking spaces are required. The 2 lots are connected through two, 25 foot to 28 foot drive aisles on either side of the building. An existing 7.5 foot tall chain-link fence secures these drive aisles. Access to the site is provided by 2 commercial driveways that access Maule Avenue spaced 75 feet apart. The plan also shows that a 48 foot by 10 foot loading dock with ramp and guardrails will be provided in the front of the building directly adjacent to the eastern drive aisle, which is recessed approximately 23.5 feet into the building. The loading dock ramp is set back approximately 61 feet from Maule Avenue.

Landscaping

The plans indicate that there will only be minor changes to the existing landscaping on-site. Along the street are 3 existing 15 foot landscape islands behind an attached sidewalk. The islands are on all sides of the provided commercial driveways. The plants provided within these landscape strips include several palm trees and shrub palms along with 2 other tree species. Within the front parking lot, landscaping is provided per Figure 30.64-14, with 2 existing landscaping terminal islands and the 15 foot street landscaping strip located adjacent to a strip of 7 parking spaces on the south side of the parking lot. In the northern portion of the southern parking lot, 2 new landscaping terminal islands have been provided each with a Red Ironbark (Eucalyptus Sideroxylon) tree. No additional landscaping is being provided within the northern parking area and no perimeter landscaping is being provided.

Elevations

The plans depict a 27.5 foot tall office/warehouse building. The exterior of the building will mainly consist of clay colored CMU block. Along the front, varying strips of light and dark CMU blocks will be provided to articulate the front façade. There are several access points into the building. Along the front/south façade of the building a commercial window door system is provided on the west side of the façade with a roll-up door with a ramp located on the eastern side of the façade. Along the rear/northern façade of the building, 2 metal doors are located on both the eastern and western portions of the façade. On the side facades, there are no additional access points. Four windows are provided on the second story of the front façade to line up with the interior office area and pack lights are provided at regular intervals between the first and second stories.

Floor Plans

The plans show that there will be 2 floors within the interior of the building. The first floor will primarily be a reception and processing area. A large portion of the interior space is dedicated to the freezing and refrigeration of the salmon received on-site with a 5,314 square foot freezer

room located in the northeast portion of the building, and 2 refrigerated dock areas totaling 3,232 square feet. Along the northwestern and western portions of the building are the processing areas that include a cutting room, smoker room, cleaning room, refinement room, salting area, and packaging space. In the southern and southwestern portion of the building is an office and showroom area, with an 883 square foot showroom, dock office, restrooms, and a breakroom. On the second floor, there is a 1,219 square foot office space which includes an open office area, break area, restrooms, and conference room.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant indicates the office/warehouse building will be used for the processing of salmon for sale to local businesses for final consumption. They state that the receiving, smoking, slicing, and packaging of the salmon will occur on-site. The applicant also states that the exterior of the building will remain mostly as is, except for the addition of a front facing loading dock. They state that deliveries will only occur once a week with semi-trucks that will back into the recessed loading dock that limits visibility. The applicant states that similar loading docks are provided in the area and that most changes to the building are interior.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0010-02	Waived the landscaping buffer adjacent to a residential use	Approved by PC	February 2002
ZC-1973-99	Reclassified the site from R-E to M-D zoning for an office/warehouse building	Approved by BCC	March 2000
ZC-0673-98	Reclassified the site from R-E to M-D zoning for a 5 building office/warehouse complex with reduced side yard setbacks - denied for APN 177-02-603-022	Approved by BCC	June 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, South, & West	Business Employment	M-D	Office/warehouse

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver of Development Standards

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.

In general, the purpose of requiring loading docks to be placed in the rear, screened, and recessed is to limit visibility that may cause distraction and visual disturbances to the neighboring area. Staff finds that there are similar loading docks in the area, particularly to the east of the site. In addition, the area in which the site is located other office/warehouse buildings are immediately surrounding the site, which is on a local street with limited traffic. With that said, staff finds that the location of the loading dock itself is problematic as the ramp is directly adjacent to the driveway, which limits screening opportunities and may cause trucks to enter Maule Avenue to back into the ramp. This would result in possible issues with traffic in front of the site and the viewing of the loading ramp by residences that are just beyond the adjacent industrial properties. Lastly, since the site is an existing office/warehouse building and there is an existing loading area at the rear of the site that could be modified, staff finds this request is a self-imposed hardship. For these reasons, staff cannot support this request.

Design Review

Overall, staff finds that the siting of a food (salmon) processing facility within an existing office/warehouse building is well placed given the industrial nature of the surrounding buildings. In addition, staff finds that the exterior of the building will minimally change with the building being similar in architecture to the nearby industrial buildings. The site also has nearby access to rail, air, and interstate connections. With that said, staff is greatly concerned with the siting of the loading dock in the front of the building due to nearby residences and the lack of sufficient screening landscaping within the front of the property. In addition, staff has additional concerns regarding the possible odors that may emanate from the site due to the processing and smoking of fish products, which is not a similar use to the surrounding industrial area. Therefore, staff cannot support this request.

Public Works - Development Review

Design Review

Staff cannot support this application with the loading dock opposite the easternmost driveway. Trucks will have to back into the dock from the right-of-way causing stacking of vehicle and increasing the potential for collisions.

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:

- Provide an intense landscaping buffer per Figure 30.64-12 along Maule Avenue to screen the loading bay from the street;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised approval of this application does not constitute or imply approval of any other County issued permit, license or approval; the installation and use of cooling systems that consumptively use water will be prohibited; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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

- No comment.

Fire Prevention Bureau

- No comment.

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: Paradise - approval of the waiver of development standards; denial of the design review.

APPROVALS:

PROTESTS: 2 cards, 7 letters

PLANNING COMMISSION ACTION: October 3, 2023 – HELD – To 10/17/23 – per the applicant.

PLANNING COMMISSION ACTION: October 17, 2023 – HELD – To 11/21/23 – per the applicant.

APPLICANT: MARC LEMOINE

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