

03/22/23 BCC AGENDA SHEET

MINI-WAREHOUSE
(TITLE 30)

QUAIL AVE/SANTA MARGARITA ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0036-DESERT RV & BOAT STORAGE, LLC:

USE PERMIT for a mini-warehouse facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; and **2)** reduce driveway approach distance.

DESIGN REVIEWS for the following: **1)** mini-warehouse facility; **2)** alternative parking lot landscaping; and **3)** finished grade on 2.5 acres in a C-1 (Local Business) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the southwest corner of Quail Avenue and Santa Margarita Street (alignment) within Spring Valley. MN/gc/syp (For possible action)

RELATED INFORMATION:

APN:

163-35-101-009

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 38 feet where a maximum of 35 feet is permitted per Table 30.40-4 (an 8.6% increase).
2. Reduce the approach distance between a driveway along Quail Avenue and an intersection to 1 foot where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 (a 99.3% reduction).

DESIGN REVIEWS:

1. A mini-warehouse facility
2. Allow alternative parking lot landscaping where landscaping per Figure 30.64-14 is required.
3. Increase finished grade to 63 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 75% increase).

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A

- Site Acreage: 2.5
- Project Type: Mini-warehouse facility
- Number of Stories: 3
- Building Height (feet): Up to 38
- Square Feet: 112,200
- Parking Required/Provided: 5/5

Site Plans

The plans show a mini-warehouse facility consisting of 6 buildings. The main building (Building A) is centrally located on the site with 5 smaller buildings (Buildings B-F) located on the perimeter of the site along the west, south, and east property lines. Primary access to the site is from the westernmost driveway along Quail Avenue. Once beyond the gated entrance to the facility, vehicular circulation on the site is one-way in a counter-clockwise direction on a 30 to 34 foot wide drive aisle with egress points at the easternmost driveway along Quail Avenue and a driveway along Santa Margarita Street. The easternmost driveway along Quail Avenue has an approach distance of 1 foot from the intersection of Quail Avenue and Santa Margarita Street, and can be used for fire access also in addition to being an egress only driveway for customers. A total of 5 parking spaces are provided where a minimum of 5 spaces are required. The building walls in combination with 6 foot high, split face block walls act as perimeter walls for the site.

Landscaping

Street landscaping consists of a 15 foot wide landscape area with detached sidewalks along Quail Avenue and Santa Margarita Street. The landscape palette consists of Shoestring Acacia, Chinese Pistache, and Desert Museum Palo Verde trees along with various shrubs and groundcover. Alternative parking lot landscaping is being requested since the south side of the eastern parking row does not terminate with a landscape island as required per Figure 30.64-14.

Elevations

The plans depict the main building (Building A) as a 3 story, 38 foot high, mini-warehouse building with storage units that can be accessed from both the exterior and interior of the building. Buildings B through F are 1 story, 12 feet high, mini-warehouse buildings with storage units accessed from the exterior. Building materials consist of stucco finish, CMU block, decorative metal panels, metal cornice trim, overhead roll-up doors, and aluminum storefront systems. The roofs are flat with parapet walls at varying heights.

Floor Plans

Building A is 94,500 square feet and consists of an office area at the northwest corner of the building and storage units. Building B is 4,500 square feet, Buildings C & D are each 3,900 square feet, and Buildings E & F are each 2,700 square feet and all consist of storage units.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the increased building height is necessary to accommodate an elevator penthouse for elevator equipment. A landscape island cannot be provided at the southern end of the eastern parking row in order to allow a walkway from the right-of-way to the office, and from the office to the pedestrian gate into the facility. Additional trees have been planted elsewhere. Furthermore, the applicant states that increased finished grade is necessary to provide adequate flood protection to the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-19-0469	Reclassified the site from R-E to C-1 zoning for future development	Approved by BCC	September 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	R-E	Undeveloped & power substation
South	Neighborhood Commercial	C-P	Office building
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Undeveloped (approved for a place of worship)
West	Corridor Mixed-Use	C-1	Undeveloped & communication tower

Related Applications

Application Number	Request
VS-23-0037	A request to vacate and abandon government patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. Staff finds that the proposed mini-warehouse use will not adversely impact the surrounding area. The properties to the south, west, and north are zoned and/or planned for commercial uses. The undeveloped property to the east, although planned for Ranch Estate Neighborhood use, is approved for a place of worship. Therefore, staff can support the proposed request.

Waivers 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.

Waiver of Development Standards #1

Staff can support the request for increased building height. The majority of the main building is at or below the maximum 35 feet height allowed, only a small portion of the building being the elevator penthouse exceeds the maximum height allowed. Also, the elevator penthouse is located on the west side of the building, well within the interior of the site.

Design Reviews #1 & #2

Staff finds the proposed mini-warehouse facility complies with CMA Design Overlay District requirements and is compatible with the surrounding area. Furthermore, the buildings utilize 4 sided architecture to improve the visual quality from all sides of the property. The request complies with Policy 6.2.1 of the Master Plan which promotes ensuring the design and intensity of new development is compatible with established neighborhoods and uses in terms of height, scale, and the overall mix of uses. Staff can also support the request for alternative parking lot landscaping as the missing landscape island is mitigated by providing an additional tree adjacent to the western parking row. Furthermore, the proposed 3 story building will substantially shade the eastern parking row with the missing tree during a large portion of the day.

Public Works – Development Review

Waiver of Development Standards #2

Staff has no objection to the reduction in the approach distance for the easternmost driveway on Quail Avenue. The driveway will serve as an exit only driveway for a low intensity project.

Design Review #3

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.

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

- 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

- 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;
- Right-of-way dedication to include 25 feet to the back of curb for Quail Avenue, 25 feet to the back of curb for Santa Margarita Street, and associated spandrels.
- 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 dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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.

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 #0048-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: DANIEL FOGG

CONTACT: DANIEL FOGG, LR NELSON CONSULTING ENGINEERS, 6765 W. RUSSELL ROAD, SUITE 200, LAS VEGAS, NV 89118