

10/01/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0377-GALLERIA SUNSET, LLC:

WAIVER OF DEVELOPMENT STANDARDS to reduce the front setback.

DESIGN REVIEW for an office/warehouse building with outdoor storage on 1.97 acres in an IL (Industrial Light) Zone.

Generally located 900 feet north of Galleria Drive, 675 feet west of Moser Drive (alignment) within Whitney. JG/jud/syp (For possible action)

RELATED INFORMATION:

APN:

161-36-401-008

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the front setback to 15 feet where 20 feet is required per Section 30.02.19 (a 25% reduction).

LAND USE PLAN:

WHITNEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Acreage: 1.97
- Project Type: Warehouse and outdoor storage
- Number of Stories: 2 (including a mezzanine level)
- Building Height: 29 feet, 2 inches
- Square Feet: 17,840 (4 buildings)/43,529(4 outdoor storage yards)
- Parking Required/Provided: 22/22
- Sustainability Required/Provided: 7/8

Site Plan

The proposed industrial development is in the Athens Industrial Park. The adjacent parcel to the north is in Whitney and is undeveloped. The surrounding parcels to the east, west, and south are within the City of Henderson. Access to the site is provided via a 40 foot wide access easement that extends north from Galleria Drive to the west side of subject property. The plans depict 4 single story office/warehouse buildings ranging in size from 4,452 square feet to 4,468 square feet. Buildings 1 and 2 are on individual pads on the west side of the site. A waiver of development standards is included in this application to reduce the front setback since Buildings 1 and 2 are located 15 feet from the front property line where 20 feet is required. Buildings 3 and

4 are on adjacent pads located on the east side of the site. Each building has access to an outdoor storage yard in the rear. The outdoor yards are gated and screened by an 8 foot high perimeter decorative CMU wall. The loading zones are provided in the interior of each building and are accessed via the gated storage yards. There are 22 parking spaces on-site, including ADA spaces. Cross-access is provided to the property to the north.

Landscaping

The plan shows parking lot landscaping provided throughout the site. Due to the site location, which does not have direct street frontage, the plan shows a single row of Utah Juniper along the access easement, adjacent to Buildings 1 and 2. Within the parking lot, 7 Utah Juniper trees are planted in the landscape islands. The islands are located on the ends of each parking stall row.

Elevations

The proposed buildings are 29 feet 2 inches in height with stepped parapets. The exterior walls consist of 3 different types of CMU with finishes and textures. The color scheme consists of black, red, and cream colors. Metal awnings and roll-up doors will match the exterior buildings' color scheme.

Floor Plans

The plans depict two, 3,900 square foot and two, 3,916 square foot office/warehouse buildings. Each building also provides a mezzanine area above the office space, which is an additional 552 square feet.

Applicant's Justification

The applicant states the site access and circulation do not negatively impact adjacent roadways or neighborhood traffic. The proposed building and site designs are not unsightly and are harmonious and compatible with development in the area. The request for the front setback reduction will have no impact to any of the existing or proposed uses within the park. One additional large tree has been provided at each building to compensate for the reduced setback.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0321-01	Office/warehouse development - expired	Approved by PC	May 2001
DR-0956-98	Freight terminal buildings - expired	Approved by PC	July 1998
ZC-1103-97	Reclassified 24 acres from R-E to M-1 zoning for an office/warehouse development	Approved by BCC	August 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IL	Outdoor storage
South & West	Henderson	IG	Outdoor storage & undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Henderson	PS	Henderson Animal Care & Control Facility & undeveloped

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

Waiver 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.

Staff finds that the reduction of the front setback should not have negative impacts on adjacent properties. Front setbacks are established to ensure that the street appearance remains consistent and there is enough space between the structures and the sidewalk or right of way. In this instance, the site is surrounded by other properties with no streets and the applicant has provided landscaping adjacent to the buildings along the front side of the site. Therefore, staff can support the 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.

Overall, the development provides an office/warehouse and outdoor storage facility that is compatible with surrounding industrial development. The proposed buildings comply with the Code requirements for site and building designs. Furthermore, landscaping provided within the interior of the site should help to provide the necessary shading and reduce the heat caused by parking areas. Policy 5.5.1 of the Clark County Master Plan states that designated employment areas are imperative to support the development of industrial and employment uses in areas that are proximate to major air, rail, and highway facilities. Also, the policy establishes the importance of maintaining a viable designated employment areas by preventing encroachment from potentially incompatible uses or the conversion of employment-designated parcels to alternate uses. The site is located near Boulder Highway and US-95 and is surrounded by like uses. For these reasons, staff can support this request.

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 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.

Fire Prevention Bureau

- The fire access lane appears to be a dead end street; ensure that an approved fire access turn around is provided at the site entrance to the buildings;
- Fire apparatus access roads shall have an unobstructed width of not less than 24 feet (7,315 mm), exclusive of shoulders, except for approved access gates in accordance with Section 503.6 of the Clark County Fire Code, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4,115 mm); (7,315 mm), exclusive of shoulders, except for approved access gates in accordance with Section 503.6 of the Clark County Fire Code, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4,115 mm).

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and for any sanitary sewer needs to contact the City of Henderson to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

TAB/CAC: Whitney - approval.

APPROVALS:

PROTESTS:

APPLICANT: PETERSEN MANAGEMENT, LLC

CONTACT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC, 5052 S. JONES
BOULEVARD, SUITE 165, LAS VEGAS, NV 89118