

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0780-CLARK BUILDINGS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase retaining wall height; and **2)** alternative driveway geometrics.

DESIGN REVIEW for a proposed office/warehouse building on 2.12 acres in an IL (Industrial Light) Zone.

Generally located east of Jones Boulevard and south of Cougar Avenue within Enterprise. JJ/bb/kh (For possible action)

RELATED INFORMATION:

APN:

176-13-301-013

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the height of retaining walls to a maximum of 4 feet along the east and south property lines where a maximum of 3 feet is allowed per Section 30.04.03 (a 33% increase).
2. Reduce the driveway departure distance along Cougar Avenue to 168 feet where 190 feet is required per Uniform Standard Drawing 222.1 (a 12% reduction).

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.12
- Project Type: Warehouse/office
- Number of Stories: 2
- Building Height (feet): 36
- Square Feet: 39,100
- Parking Required/Provided: 39/39
- Sustainability Required/Provided: 7/7.5

Site Plan

The site plan depicts a proposed 39,100 square foot warehouse building located on 2.12 acres south of Cougar Avenue and east of Jones Boulevard. The site is accessed via 2 driveways from Jones Boulevard and Cougar Avenue. Access gates are located 75 feet from Cougar Avenue and

over 180 feet from Jones Boulevard. There are 39 parking spaces provided on the east and south sides of the building, where 39 spaces are required. The office portion of the warehouse is located at the south side of the building and connects to Jones Boulevard from the south side of the building with pedestrian sidewalks. Detached sidewalks are depicted along Jones Boulevard and Cougar Avenue. A 3,180 square foot outdoor storage area is located along the east property line and is screened by 8 foot high split faced walls on the east property line and on the north side of the storage area. Two loading zones are shown north of the outdoor storage area, with a trash enclosure located at the north edge of the loading zones. A retaining wall up to 4 feet high is located along the southern property line. A bicycle rack with 4 spaces is located at the southeast corner of the building.

Landscaping

The landscape plan depicts 9 street trees along Jones Boulevard and 10 street trees along Cougar Avenue, along with shrubs. There are 17 medium sized parking lot trees provided where 7 trees are required.

Elevations

The elevations depict a warehouse with concrete wall panel, painted in grey and blue shades. The warehouse has 4 sided architecture with design elements including horizontal banding, vertical seams, roofline gaps, and 1 foot and 2 foot offset roof planes. Clerestory window assembly bands are provided on all 4 sides of the building. The east face of the building has two 26 foot wide by 14 feet high roll-up doors with 4 pedestrian access doors. The north, west, and south elevations have 2 pedestrian access doors on each side.

Floor Plans

The floor plan depicts a 39,100 square foot office/warehouse building. A 3,850 square foot office space is located on the first floor of the warehouse at the southwest corner of the building. A 3,000 square foot mezzanine is located above the office space. A 792 square foot trucker lounge with office and break room is located between the roll up doors on the east side of the building. The remaining 31,458 square feet is shown as warehouse.

Applicant's Justification

The applicant states that the proposed warehouse will provide an efficient and inviting design for truck and pedestrian movement and is visually appealing. A secure loading area and outdoor storage area are located behind security gates. The outdoor storage area is fully screened from public view. The building has been designed to meet Clark County sustainability standards by meeting 7.5 points of the 7 required sustainability standards. Due to the proximity of the street intersection from the access driveway at Cougar Avenue, this request includes a waiver request to decrease the departure distance from the intersection. The grading plan shows an area along the south property line where a 3.5 foot retaining wall will be built. This application is asking for 4 feet to ensure adequate flexibility during construction.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Business Employment	IL	Undeveloped
West	Business Employment	IL & RS20	Undeveloped
East	Business Employment	IL	Storage yard

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

Related Applications

Application Number	Request
VS-25-0781	A vacation and abandonment of patent easements and a portion of right-of-way being Jones Boulevard 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 applicant is requesting a waiver to exceed the standard limits for retaining wall height along the south and east property lines. The proposed wall height along the east and south property lines will not negatively affect adjacent industrial lots. The wall will not be visible from the rights-of-way as it is screened by the building, a significant number of trees, and shrubs. Additionally, it is not located near residential uses. Staff supports the waiver 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 warehouse is compatible with the adjacent development and surrounding area with architectural elements and features that enhance all 4 sides of the building. The outdoor storage

is limited to a portion of the lot that is less than 10% of the footprint of the warehouse building and located in a fully screened area that is blocked from public view by the building and 8 foot screen walls. This development includes detached sidewalks along Jones Boulevard and Cougar Avenue with fully landscaped street frontages and parking lot areas. Staff supports the design review.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to the reduction in departure distance for the Cougar Avenue commercial driveway. The applicant placed the driveway as far east as the site will allow.

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;
- 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.
- 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 and application for review; 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 25 feet to the back of curb for Cougar Avenue and associated spandrel;
- 30 days to coordinate with Public Works - Construction Management Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Jones Boulevard/ Cougar Avenue improvement project;

- 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, the vacation of excess right-of-way 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.

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 #0273-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: WADE TAKASHIMA

CONTACT: WADE TAKASHIMA, 953 ROCK LEDGE COURT, HENDERSON, NV 89012