

08/18/21 BCC AGENDA SHEET

PUBLIC FACILITY (FIRE STATION)
(TITLE 30)

RAINBOW BLVD/RAVEN AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-21-0381-USA:

ZONE CHANGE to reclassify 2.5 acres from an R-E (Rural Estates Residential) Zone to a P-F (Public Facility) Zone.

WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.

DESIGN REVIEWS for the following: **1)** public facility (fire station); **2)** lighting; **3)** signage; and **4)** finished grade.

Generally located on the south side of Raven Avenue, 260 feet west of Rainbow Boulevard within Enterprise (description on file). JJ/md/jd (For possible action)

RELATED INFORMATION:

APN:

176-22-501-014

WAIVER OF DEVELOPMENT STANDARDS:

Reduce throat depth to 24 feet where a minimum depth of 25 feet is required per Uniform Standard Drawing 222.1 (a 4% reduction).

DESIGN REVIEWS:

1. Fire station.
2. Lighting.
3. Signage.
4. Increase finished grade to 40 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 123% increase).

LAND USE PLAN:

ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Public facility (fire station)
- Number of Stories: 1
- Building Height (feet): 27

- Square Feet: 9,973
- Parking Required/Provided: 34/34

Site Plan

This is a request for a conforming zone change to reclassify the subject parcel to a P-F zone for a proposed fire station located on a 2.5 acre site. The building is centrally located within the project site and has the following setbacks: 1) 72 feet from the north property line, adjacent to Raven Avenue; 2) 81 feet from the south property line; 3) 72 feet from the east property line; and 4) 95 feet from the west property line adjacent to Rosanna Street. ET-20-400094 (VS-17-0049) was the first extension of time approved for the vacation of the western half of Rosanna Street. The overhead roll-up doors for the emergency vehicles are oriented towards Raven Avenue. Access to the site is granted via a proposed driveway located at the northeast corner of the parcel, adjacent to Raven Avenue. A minimum throat depth of 24 feet is provided for the driveway, necessitating a waiver of development standards for reduced throat depth. A 5 foot wide attached sidewalk is provided along Raven Avenue. The proposed facility requires a total of 34 parking spaces where 34 parking spaces are provided. A 35 foot high flagpole is also featured at the northeast corner of the building, with a minimum setback of 60 feet from the north property line adjacent to Raven Avenue.

Landscaping

The plans depict a landscape area with a minimum width of 10 feet located along Raven Avenue, consisting of 24 inch box trees, shrubs, and groundcover. Landscape areas with a minimum width of 10 feet are also located along the east and south property lines of the site, and feature 24 inch box trees. A landscape area measuring 30 feet to 70 feet in width is provided along the west property line featuring 24 inch box trees, shrubs, and groundcover. A 6 foot high decorative fence is proposed along the east, south, and west property lines of the project site.

Elevations

The plans depict a proposed 1 story fire station with an overall height of 26 feet to the top of the roof. The building features a combination of flat roofs concealed behind parapet walls and pitched roofs consisting of decorative standing seam roofing material. The exterior of the building consists of CMU block, stone veneer, decorative metal siding, and aluminum doors and windows. Three overhead roll-up doors are featured on the north elevation of the building oriented towards Raven Avenue. The fire station will be painted with neutral, earth tone colors.

Floor Plans

The plans depict an overall floor area measuring 9,973 square feet. The building consists of apparatus bays for the fire trucks, equipment storage, and maintenance areas. Living quarters for the fire fighters, offices, dining areas, kitchen, a fitness room, and miscellaneous other rooms are also depicted on the plans.

Lighting (photometric plan)

The plans depict the type of lighting, approximate heights of the proposed freestanding luminaries (light poles), and a photometric plan. Light poles measuring 17.5 feet in height are located along the southeast, south, and southwest property lines of the site, adjacent to the parking lot for the fire station. All light poles consist of LED light fixtures.

Signage

The monument sign is located immediately north of the fire station, with a minimum setback of 10 feet from the north property line, adjacent to Raven Avenue. The plans depict a 4.5 foot high sign consisting of CMU block and a powder coated aluminum panel. A digital sign, with text only, measuring 9.5 square feet is centrally located on the face of the monument sign structure.

Applicant's Justification

The applicant states the reduction in throat depth is sufficient for traffic coming to the site due to the nature of the facility. The majority of the site traffic will be generated by employees during scheduled shift changes and the remaining traffic is anticipated to be minimal. Additionally, the reduction of the throat depth will be minimal allowing for the ADA parking to be located directly in front of the building, eliminating the need for ADA occupants from crossing the drive aisle to access the building, increasing the overall safety of the site.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-2	Undeveloped
South & East	Commercial General	C-2	Undeveloped
West	Commercial General	C-2	Single family residential

*The subject parcel and the surrounding area are located within the Public Facilities Needs Assessment (PFNA) area.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

This is a request for a conforming zone change to reclassify the subject parcel to a P-F zone. Policy CPB1.3 from the Public Buildings Element of the Comprehensive Master Plan encourages all public buildings to be reclassified to a P-F zoning district. The proposed site of the fire station is in close proximity to recently approved and existing residential developments, in addition to commercial developments along Rainbow Boulevard and Blue Diamond Road. Staff finds that locating needed emergency service facilities closer to existing developments, this request complies with Goal C of the Public Buildings Element of the Comprehensive Master Plan, which encourages maximized service delivery and human resource utilization. This request also complies with Land Use Goal 2 which encourages providing opportunities for a mix of uses such as recreational (parks), public facilities, and residential within close proximity to each other. Furthermore, the proposed zone change complies with the goals, policies, and objectives from Clark County Fire and Emergency Services Report. Therefore, staff can support this request.

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.

Design Review #1

The proposed fire station will assist in meeting the emergency service demands within Enterprise. The design of the fire station complies with Urban Specific Policy 10 of the Comprehensive Master Plan which encourages site designs to be compatible with adjacent land uses. Staff finds the height and design of the fire station is compatible with the surrounding land uses and should not impact the adjacent properties. Urban Specific Policy 22 encourages the public access portion of all building footprints visible from a right-of-way or a residential use to have a landscape area between the building and parking area. The plans depict landscape areas located on the east and west sides of the fire station, separating the parking and drive aisles from the building. The design of the site is functional, orderly, and complies with several goals of the Comprehensive Master Plan; therefore, staff recommends approval.

Design Review #2

The plans indicate the lighting fixtures will be shielded and/or directed away from the abutting land uses. The photometric calculations submitted for the lighting indicate the on-site lighting will not have a negative impact on the abutting developments. Staff finds the lighting plan complies with Urban Specific Policy 15 of the Comprehensive Master Plan which states that lighting design should be sensitive to off-site residential uses. This policy also encourages all light sources to be shielded to direct light away from residential uses. Therefore, staff recommends approval.

Design Review #3

The proposed monument sign, located in front of the building, is intended to assist the public in identifying the fire station. The minimum amount of signage should not have an impact on the previously approved single family residential development to the north of this site, across Raven Avenue. The proposed monument sign complies with Urban Specific Policy 20 of the Comprehensive Master Plan which encourages all signage to be compatible with building styles on-site and with surrounding development. Therefore, staff recommends approval.

Public Works - Development Review

Waiver of Development Standards

Staff has no objection to the reduction in the throat depth for the Raven Avenue driveway. The applicant removed the ADA accessible parking that was located directly adjacent to the ingress side of the driveway to allow vehicles to safely exit the right-of-way.

Design Review #4

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.
- Applicant is advised that 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 the waiver of development standards and design reviews must commence within 2 years of this approval date or they 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;
- Full off-site improvements.
- 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.

Building Department - Fire Prevention

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MORIAH CURRAN

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