

LIGHT MANUFACTURING
(TITLE 30)

MARION DR/HOLT AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-22-0450-STIMPSON KENNETH O:

ZONE CHANGE to reclassify 0.9 acres from an R-E (Rural Estates Residential) (AE-65 & APZ-2) Zone to an M-D (Designed Manufacturing) (AE-65 & APZ-2) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setback; **2)** reduce height/setback ratio; **3)** building design standards; and **4)** allow modified driveway design.

DESIGN REVIEWS for the following: **1)** warehouse and fabrication shop; and **2)** alternative parking lot landscaping.

Generally located on the east side of Marion Drive, 155 feet north of Holt Avenue within Sunrise Manor (description on file). TS/rk/syp (For possible action)

RELATED INFORMATION:

APN:

140-20-610-040

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce side setback to 8.5 feet where 20 feet is the minimum per Table 30.40-5 (a 58% reduction).
2. Reduce the height/setback ratio adjacent to a single family residential development to the north to 8.5 feet where a minimum of 68 feet is required per Figure 30.56-10 (an 88% reduction).
3. Permit 2 non-decorative metal buildings where not permitted per Table 30.56-2A.
4. Reduce the departure distance from an intersection to a driveway along Marion Drive to 108 feet where 190 feet is the minimum per Uniform Standard Drawing 222.1 (a 43% reduction).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 2140 Marion Drive
- Site Acreage: 0.9

- Project Type: Proposed warehouse and fabrication shop
- Number of Stories: 1
- Building Height (feet): 26
- Square Feet: 9,600 (total of 2 buildings)
- Parking Required/Provided: 15/18

Site Plan

The applicant is requesting a conforming zone change from R-E to M-D zoning for a warehouse building and fabrication shop. Both buildings are identical in size and are oriented in a north/south direction with the overhead roll-up doors provided on the east elevations of the buildings. The overhead roll-up doors do not face the public right-of-way. Parking for the facility is located on the south side of the parcel. The buildings are set back 36 feet from the west property line (Marion Road), 45 feet from the east property line, 8.5 feet from the north property line, and 62 feet from the south property line. Access to the project site is provided by 1 commercial driveway proposed along Marion Drive. The complex requires 15 parking spaces where 18 parking spaces are provided. This request also includes a waiver of development standards to reduce setbacks and driveway throat depth along Marion Road.

Landscaping

The street landscaping consists of a 15 foot wide area behind an existing attached sidewalk. A 5 foot to 8.5 foot wide landscape buffer per Figure 30.64-11 is proposed at the perimeter of the site. Along the row of parking stalls on the south side of the site, the applicant is not proposing landscape fingers. Instead, trees will be distributed within the street landscape planter on Marion Drive.

Elevations

The height of both buildings varies slightly from 17 feet to 26 feet and has been designed with a sloped roof for water runoff. The warehouse building will have 1 overhead roll-up door located on the east side of the building and the fabrication building will have an overhead roll-up door on both the east and west sides of the building. The materials will consist of vertical metal ribbed siding that will be painted with neutral earth tone color. Portions of the south front elevations include aluminum storefront door and window systems.

Floor Plans

Each building will be 4,800 square feet in size and consist of a warehouse area with incidental reception/office and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the design of this project complies with most zoning requirements and is appropriate because the buildings are aesthetically pleasing with improvements that exceed what is currently developed in the area. As for the waiver request, the applicant believes the reduced throat depth will not have an adverse effect on the area since there will not be substantial traffic

into the site. Also, the setback reductions will not adversely affect adjacent residences since most properties in this area are transitioning to light industrial uses.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0747-15	Reclassify this site to M-D zoning for an office/warehouse complex	Withdrawn	December 2015

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & East	Business Employment	R-E	Single family residential
West	Business Employment	M-D	Undeveloped

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 request conforms to the Sunrise Manor Land Use Plan and complies with all applicable goals and policies for this type of development. The proposed zoning district is within the allowable range of intensity designated on the Land Use Plan. Furthermore, most of the area is planned for light industrial uses and will be transitioning to similar uses which makes this site harmonious with the future development in the area; therefore, staff can support the zone change 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.

Waivers of Development Standards #1 & #2

The applicant is requesting to have an 11.5 foot setback reduction along the north side of the development. Currently, there is an existing single family residence to the north. However, this area is planned for light industrial uses and there will be transitioning to similar zoning in the future; therefore, staff does not anticipate any adverse impacts from the setback reduction and can support this waiver request.

Waiver of Development Standards #3

There are other non-residential developments in this area which have been allowed to have metal exteriors. Also, there are existing structures, both residential and non-residential, that do not comply with the current Title 30 requirements for design standards. The proposed buildings will be painted earth tones and will be consistent and compatible with other structures in this area; therefore, staff can support this waiver.

Design Reviews #1 & #2

Within portions of the parking lot, the site does not meet Code by having a landscape finger every 6 spaces. To mitigate the elimination of three required landscape fingers, the applicant proposes to distribute trees within the street landscape planter on Marion Drive. The proposed buildings and site layout also do not comply with all requirements of Title 30. However, the project is consistent and compatible with existing development in this area. Given the transition of this area from residential development to light industrial uses, and the compatibility with existing developments in this area, staff can support the design reviews.

Public Works - Development Review

Waiver of Development Standards #4

Staff has no objection to the reduction in the departure distance for the Marion Drive commercial driveway. The applicant can redesign the site to place the driveway farther north; however, it will still not meet the standard and the result would be a commercial driveway directly adjacent to a single family residence.

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:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- No gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24 hour period, not to exceed 50 persons per acre at any time.
- Applicant is advised the installation and use of cooling systems that consumptively use water will be prohibited; 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 waivers of development standards and design reviews must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 10 feet for Marion Drive.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and to show on-site fire lane, turning radius, and turnarounds.

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 #0337-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Sunrise Manor - no recommendation.

APPROVALS:

PROTESTS:

APPLICANT: KENNETH STIMPSON

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