

09/03/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0509-SUNSET ROAD COMPANY, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate buffering and screening; **2)** allow an attached sidewalk; and **3)** reduce throat depth.

DESIGN REVIEW for a proposed office/warehouse on 1.06 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay.

Generally located north of Sunset Road and east of McLeod Drive within Paradise. JG/mh/kh (For possible action)

RELATED INFORMATION:

APN:

162-36-801-013

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Eliminate the buffer along the west property line where a 15 foot wide landscape area consisting of 2 rows of staggered evergreen trees spaced every 20 feet on center is required per Section 30.04.02C.
b. Eliminate the 8 foot high decorative screen wall along the west property line where required per Section 30.04.02C.
2. Allow an attached sidewalk along Sunset Road where a detached sidewalk is required per Section 30.04.08C.
3. Reduce driveway throat depth to 11 feet where a minimum of 25 feet is required per Section 30.04.08 and Uniform Standard Drawing 222.1 (a 56% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3010 E. Sunset Road
- Site Acreage: 1.06
- Project Type: Warehouse
- Number of Stories: 2
- Building Height (feet): 40
- Square Feet: 24,353
- Parking Required/Provided: 24/24
- Sustainability Required/Provided: 7/8

Site Plans

The plans depict a proposed 24,353 square foot warehouse accessed via a driveway from Sunset Road. The building is set back 89.5 feet from the front property line, and 7 feet to 8 feet from the side and rear property lines. A walkway wraps around the perimeter of the building, with pedestrian walkways leading into the site from the proposed sidewalk along Sunset Road, with additional walkways connecting the parking areas to the building entrance. The applicant is proposing an attached sidewalk along Sunset Road where a detached sidewalk is required, requiring a waiver of development standards. Parking is located along the south and southeast sides of the building, while the trash enclosure is located along the east property line. There are 2 loading docks located along the south side of the building, which lead to the roll-up overhead doors. The western loading dock is at grade level while the eastern loading dock is recessed. There is an existing screen wall around the perimeter of the property, measuring 6 feet on the east side, 7 feet on the north side, and 14 feet on the west side.

Landscaping

The plans depict a 22 foot wide street landscape area behind an attached sidewalk along Sunset Road, consisting of large trees, shrubs, and groundcover. Parking area landscaping consisting of medium trees, shrubs, and groundcover is provided within landscape islands. While some of the landscape islands do not meet the 6 foot width required, the number of landscape islands and parking area trees comply with Title 30 standards. Title 30 requires buffering and screening along the west property line since the adjacent site to the west features commercial zoning, though the applicant is requesting to waive this requirement with a waiver of development standards.

Elevations

The plans depict a 40 foot high warehouse building featuring concrete panels and a painted finish. The building features a flat roofline constructed with metal. The south elevation features aluminum storefront windows with metal awnings, a single entrance, and 2 roll-up overhead doors. The east elevation features aluminum storefront doors and windows and a metal awning over the main entrance. The building features a jagged shape, however, the storefront doors shown on the east elevation are on the south side of the building, facing to the east. The north and west elevations feature metal doors and aluminum storefront windows. All 4 sides of the building provide architectural articulations consistent with Title 30 design standards for nonresidential development.

Floor Plans

The plans depict a 2 story warehouse building with a total gross floor area of 24,353 square feet. The first level features a warehouse area of 21,353 square feet and an office area of 1,500 square feet, while the second level has a 1,500 square foot mezzanine.

Applicant's Justification

The applicant states that only a relatively small portion of the sidewalk would be detached once water meters and backflow devices are installed. The properties to the south, east, and west also have attached sidewalks along the street frontage. The throat depth reduction will allow for improved traffic flow within the site. The elimination of buffering and screening is appropriate

since the adjacent site features a 14 foot high screen wall with a use that is compatible with industrial zoning districts.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0769-01	Zone change from R-E (AE-70) to M-D (AE-70) for an office/warehouse building in conjunction with a proposed retail building and a use permit for an office and retail building	Approved by BCC	July 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Business Employment	IP (AE-65 & AE-70)	Office/warehouse
South	Neighborhood Commercial	CP (AE-65)	Retail & office building
West	Business Employment	CG (AE-65 & AE-70)	Mini-warehouse

Related Applications

Application Number	Request
WC-25-400081 (ZC-0769-01)	A waiver of conditions of a zone change is a related 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

While staff does not typically support the elimination of buffering and screening for industrial zones adjacent to commercial zones, staff finds that the adjacent site to the west features a mini-warehouse storage facility, which is a permitted use in the IP and IL Zones and does result in large groups of people on the site. Additionally, the mini-warehouse facility has an existing 14 foot high screen wall that serves as a buffer between the 2 sites. Staff finds that buffering and

screening is unnecessary as the proposed warehouse is compatible with the existing adjacent mini-warehouse facility. Therefore, staff can support this 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.

Staff finds that the site is well designed and serves as a suitable in-fill development in area that features a variety of industrial uses. The proposed warehouse meets most of the non-residential design standards of Title 30, and the overall site exceeds the sustainability requirements of Title 30. Staff finds the overhead doors are adequately setback to not have a negative impact. The parking area and pedestrian walkways will facilitate safe vehicle and pedestrian navigation of the site. The proposed development is also consistent with Policy WP-3.3 of the Master Plan, which encourages a mix of employment and aviation-related uses in existing employment areas near Sunset Road, Eastern Avenue, and west of Interstate 15 to ensure compatibility of airport operations, preserve the viability of warehousing and manufacturing uses, and protect public health, safety, and welfare. For these reasons, staff can support this request.

Public Works - Development Review

Waiver of Development Standards #2

Staff cannot support the request to install an attached sidewalk in place of a detached sidewalk along Sunset Road. The site is new construction; therefore, there is no reason a detached sidewalk cannot be installed. Additionally, detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic.

Waiver of Development Standards #3

Staff has no objection to the reduction in the throat depth for the commercial driveway along Sunset Road. The reduction will not impact vehicles in the right-of-way as it is along the egress side of the commercial driveway. Furthermore, the throat depth on the ingress side of the commercial driveway exceeds the minimum requirement mitigating any possibility of vehicles stacking in the right-of-way.

Department of Aviation

The property lies within the AE-70 (70-75 DNL) and the AE-65 (65-70 DNL) noise contour for Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval of waivers of development standards #1 and #3 and the design review; denial of waiver of development standards #2.

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

If approved:

- 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;
- Traffic study and compliance;
- Full off-site improvements.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Department of Aviation

- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

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 #0127-2025 to obtain your POC exhibit; that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: KAYLEE BCHO

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