

02/07/24 BCC AGENDA SHEET

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**WS-23-0847-WHITING VEGAS:**

**WAIVER OF DEVELOPMENT STANDARDS** for reduced throat depth.

**DESIGN REVIEWS** for the following: **1)** finished grade; and **2)** modifications to an approved mini-warehouse on 6.1 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the north side of Vegas Valley Drive and the east side of Tree Line Drive within Sunrise Manor. TS/sd/jo (For possible action)

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**RELATED INFORMATION:**

**APN:**

161-10-602-004

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce throat depth to 16 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 36% reduction).

**DESIGN REVIEWS:**

1. Increase finished grade to 72 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 100% increase).
2. Modifications to an approved mini-warehouse.

**LAND USE PLAN:**

SUNRISE MANOR - BUSINESS EMPLOYMENT

**BACKGROUND:**

General Summary

- Site Address: 6418 Vegas Valley Drive
- Site Acreage: 6.1
- Project Type: Mini-warehouse
- Number of Stories: 1
- Building Height (feet): 11 to 24
- Square Feet: 123,704
- Parking Required/Provided: 5/5

History & Site Plan

The Planning Commission approved application (WS-22-0156) for a mini-warehouse facility in June 2022. With this application, the applicant is now requesting modifications to the layout, as well as reducing throat depth and increasing finished grade.

The previously approved plan with WS-22-0156 depicted a mini-warehouse complex with 9 proposed buildings centrally located on the 6.1 acre site. The submitted plan with this application now shows the 2 buildings along the north property line combined as 1 building, which reduces the number of buildings to 8, for a total of 123,704 square feet. Access to the mini-warehouse facility is provided from Tree Line Drive. Five parking spaces are located to the north of the office. Drive aisles throughout the storage facility will provide a minimum of 27 feet between units and landscape areas. With the layout change, Building 2 will include the office, manager's unit, storage, and the remaining 7 buildings will only contain storage.

Landscaping

The new plan depicts a detached sidewalk along both Vegas Valley Drive and Tree Line Drive in compliance with Figure 30.64-17, which will match the residential development to the east and along Tree Line Drive. A landscape buffer along the north and east property lines which will be placed against the existing 6 foot minimum decorative buffer walls between this property and the existing residential developments.

Elevations

The mini-warehouse facility consists of single story buildings which range in height from 11 foot to 24 foot. The entire facility is proposed to be metal buildings with gray siding, metallic rooftops, and burgundy accents for the unit doors.

Floor Plans

The approved plans show Building 2 with an office, manager's unit, 10 foot by 30 foot units, and a portion of the building on the south side with smaller internal units. The plans for each building consist of warehouse and storage space for personal belongings.

Applicant's Justification

The applicant states with the design revised per the completed drainage study and the Vegas Valley Stormwater project, they are requesting a design review to increase the finished grade over the maximum 36 inches, and a maximum fill height of 72 inches to allow for minor modification of the design as the project progresses. The current cross sections are showing a max fill height of 5.2 feet, and the applicant is working to reduce the amount of fill as much as possible below this number. The applicant further states the throat depth remains at 16 feet 8 inches as shown on the site plan.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
WS-22-0156	Waiver for reduce throat depth and design review for non-decorative metal siding in an urban area and mini-warehouse	Approved by PC	June 2022
UC-1284-97	50 foot cellular tower - expired	Approved by PC	September 1997
ZC-1080-97	Reclassified from M-1 to M-2 zoning - expired	Approved by BCC	September 1997

### Surrounding Land Use

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North & East	Business Employment	R-2	Single family residential
South	Compact Neighborhood (up to 18 du/ac)	R-3	Multiple family residential
West	Business Employment	M-2	NV Energy facility

### Related Applications

<b>Application Number</b>	<b>Request</b>
VS-23-0848	A vacation and abandonment of a 5 foot right-of-way along Tree Line Drive and Vegas Valley Street for detached sidewalks 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

##### 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.

##### Design Reviews

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.

##### Design Review #2

Staff believes that the new design is still consistent with the previous design, compatible with similar developments in this area. The layout changes are minimal. The 2 story portion of the project is still adjacent to Tree Line Drive, farther from the residential area. Staff finds that the design of the site and mitigation measures have been incorporated into the design of the site; therefore, staff can support this request.

## **Public Works - Development Review**

### Waiver of Development Standards

Staff has no objection to the reduction of throat depth as the reduction has not changed from what was previously approved.

### Design Review #1

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 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 an application for a zoning inspection.
- 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; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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; 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;
- 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;
- Traffic study and compliance;
- Continue to coordinate with Public Works - Design Division Christiane Dudas and Public Works - Development Review to dedicate any necessary right-of-way and easements for the Vegas Valley Drive improvement project.

- 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.

**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.

**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 #0143-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** ANDREW WHITING

**CONTACT:** IZ DESIGN STUDIO, 7229 W. SAHARA AVENUE, SUITE 120, LAS VEGAS,  
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