

09/03/24 PC AGENDA SHEET

**PUBLIC HEARING**

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

**DR-24-0374-JDS SURFACES, LLC:**

**DESIGN REVIEW** for an addition to an existing office/warehouse on 2.58 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65 & APZ-2) Overlay.

Generally located on the north side of Judson Avenue, 245 feet west of Nellis Boulevard within Sunrise Manor. TS/nai/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**

140-20-502-009; 140-20-502-013; 140-20-502-015

**LAND USE PLAN:**

SUNRISE MANOR - CORRIDOR MIXED-USE & BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 5060 & 5080 Judson Avenue
- Site Acreage: 2.58
- Project Type: Office/warehouse addition
- Number of Stories: 1
- Building Height: 17 feet, 8 inches (existing)/19 feet, 8 inches (proposed building)
- Square Feet: 14,400 (existing)/24,020 (proposed building)
- Parking Required/Provided: 39/42
- Sustainability Required/Provided: 7/7.5

**Site Plan**

The plan shows an existing 14,400 square foot office/warehouse building on parcel 140-20-502-015. A proposed 24,020 square foot addition will be attached on the north side of the existing building. The new proposed building expands into 2 parcels, 140-20-502-013 and 140-20-502-009. The building has a front setback of 25.5 feet and a side setback of 5 feet from the eastern property line. The property is enclosed by a 6 foot tall chain-link fence.

The site is accessed by 1 existing driveway on the north side of Judson Avenue. The driveway is 24 feet wide and will be extended to reach all 3 parcels through a 40 foot wide existing easement with a cul-de-sac design at the end. There are 42 parking spaces provided, including 3 ADA parking spaces, when the requirement is 39 parking spaces. There are 6 separate rows of parking stalls with a total of 4 or 6 parking spaces in each row within the west side of the site. Also, there

are 2 loading zone areas. One will be in front of the existing building and the other will be in front of the new proposed building.

Landscaping

The plans show that street and parking lot landscaping are provided. The plan shows that along Judson Avenue there is an existing attached sidewalk with a single row of Shoestring Acacia spaced every 30 feet on center. Between each tree there are 4 shrubs planted. Within the parking lot, 2 or 4 Shoestring Acacia trees are planted on the landscape islands. The islands are located on the ends of each parking stall row. The landscape islands are 6 feet wide and 22 feet or 35 feet in length. On the northwest corner of parcel number 140-20-502-009 there are 12 additional parking spaces with a 10 foot wide landscape strip. There are 8 Shoestring Acacia trees planted every 25 feet on center with 4 shrubs planted in between.

Elevations

The elevations depict that the new addition will be 19 feet 8 inches tall. While the existing portion of the building is 17 feet 8 inches tall. The new addition will be built from metal panels painted green to match the existing building. The roof will be made from standing seam metal that will also match the existing the building. The west elevation shows that the new addition will have 8 lease spaces with each one having 1 metal roll-up door, a metal entrance door, and low emissivity glass with a metal awning.

Floor Plans

The plans show that the building is 1 story. The interior space is 24,020 square foot that is divided into 8 separate warehouse spaces.

Applicant’s Justification

The applicant requests to add a 24,020 square foot addition to an existing 14,400 square foot office/warehouse. The addition will be architecturally compatible with the existing building, and it exceeds the 7 point requirement for sustainability. The applicant will also provide landscaping and 42 parking spaces when 39 is the requirement. The facility has sufficient parking and access. They state sufficient landscaping has been provided adjacent to the street and parking lot.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
WS-2001-03	Reduced required off street parking in conjunction with a industrial building addition	Approved by PC	February 2004
ZC-0192-92 (ET-0004-97)	Second extension of time to reclassify from M-D to M-1 zoning for a warehouse addition with outside storage in conjunction to existing warehouse	Approved by BCC	January 1997
ZC-0192-92 (ET-0008-95)	First extension of time to reclassify from M-D to M-1 zoning for a warehouse addition with outside storage in conjunction to existing warehouse	Approved by BCC	January 1995
ZC-0192-92	Reclassified from M-D to M-1 zoning for a warehouse addition with outside storage in conjunction to existing warehouse	Approved by BCC	February 1997

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-0123-83	Reclassified from R-1 to R-2 zoning	Approved by PC	June 1983
UC-0143-83	Constructed and maintained a planned development consisting of 193 townhome units	Approved by PC	June 1983
VC-0252-83	Reduced peripheral boundary setback on 58 units to 15 feet where 20 feet is required	Approved by PC	June 1983
AC-0094-81	Constructed and maintained 2 office and warehouse buildings	Approved by PC	June 1981

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Business Employment	IP (AE-65 & APZ-2)	Distribution center
South	Public Use & Business Employment	IL & CG (AE-65)	Outdoor storage, vehicle repair, & body shop
East	Business Employment & Corridor Mixed-Use	IL & CG (AE-65 & APZ-2)	Vehicle repair, vehicle maintenance, vehicle wash, & retail
West	Business Employment	IL (AE-65 & APZ-2)	Mini-warehouse & undeveloped

**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**

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.

Overall, the development provides an addition to an existing warehouse facility that is compatible with surrounding industrial development. The warehouse is located west of Nellis Boulevard and on the north side of Judson Avenue that is increasingly becoming more industrial in nature. The addition is architecturally compatible with the existing building. It meets all setbacks and height requirements. Furthermore, landscaping provided within the interior of the site should help to provide the necessary shading and reduce the heat caused by large swaths of pavement, while considering the constraints of such a use. For these reasons, staff can support this request.

## **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**

- 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;
- 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.

### **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 #0320-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Sunrise Manor - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** SCOTT AINSWORTH

**CONTACT:** GMRA, 6325 S. JONES BOULEVARD, SUITE 100, LAS VEGAS, NV 89118