

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0676-PITTMAN THOMAS JR & AGNES REV TR & PITTMAN THOMAS E JR & AGNES TRS:

WAIVER OF DEVELOPMENT STANDARDS for increased maximum parking.

DESIGN REVIEW for a warehouse/office facility on 2.50 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the northwest corner of Post Road and Mann Street (alignment) within Spring Valley. MN/sd/kh (For possible action)

RELATED INFORMATION:

APN:

163-35-701-007

WAIVER OF DEVELOPMENT STANDARDS:

Allow 55 parking spaces where 41 are permissible since the provided parking spaces shall not exceed more than 15% of the minimum required parking (36 parking spaces) per Section 30.04.04D (a 13% increase).

PROPOSED LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Office/warehouse
- Number of Stories: 1
- Building Height (feet): 35
- Square Feet: 13,800 (Building 1)/21,652 (Building 2)
- Parking Required/Provided: 36/55
- Sustainability Required/Provided: 7/7.5

Site Plans

The plans depict a proposed office/warehouse facility located on the north side of Post Road in Spring Valley. Access to the site is from Post Road via 2 driveways. The proposed office/warehouse development will have 2 buildings, with proposed Building 1 located in the front (south) portion of the parcel adjacent to Post Road with a 20 foot front setback. Building 2

is within the northern half of the parcel adjacent to the north property line. Both building entrances face inward to the parking lot.

The 24 foot wide drive aisle located between Buildings 1 and 2 circulates the parking lot. On-site parking is located along the east and west property lines and in front of each building. Most of the on-site parking will be screened from Post Road by Building 1 and the proposed landscaping. A pedestrian pathway is provided from Post Road that connects to both buildings and does not intersect with any loading zones. A total of 55 parking spaces (including 4 ADA spaces) are provided where 36 parking spaces are required.

Landscaping

The plans depict a landscape buffer with a double row of trees off-set 10 feet from each other along the north, west, and east property lines. Interior parking lot landscaping is shown within landscape islands per code requirements. The landscape plan shows a detached sidewalk along Post Road with two, 5 foot wide landscape strips with large trees planted 30 feet on center on both sides of the sidewalk

Elevations

Building 1 and Building 2 are each 35 feet in height from finished grade with a flat roof line and parapet wall. Both buildings will utilize identical exterior materials, including concrete tilt-up wall panels, spandrel glazing windows, insulated fixed glass with aluminum frame, insulated operable glazing system, metal awnings and light fixtures. They both incorporate horizontal articulation with pop-outs, and varying roof heights.

Floor Plans

The plans depict 2 industrial buildings that are divided into separate leasable bays with each being 2,760 square feet for Building 1. Building 2 will be divided into leasable spaces that vary in square footage from 2,904 square feet to 4,641 square feet. Each space will have an open floor plan with loading bays.

Applicant's Justification

The applicant states they are proposing to develop 2 warehouse buildings with a total area of 35,660 square feet. Building 1 is approximately 14,000 square feet and will be located along Post Road. Building 1 will have 5 loading bays all facing internally into the Site. Building 2 is placed along the northern property boundary and will have 6 loading bays that all face internal to the site. The proposed development will provide for sustainability measures, including a cool roof, building orientation, covered entries and windows, daylight strategies and shading measures.

The applicant is also requesting to allow for increased parking above the maximum of 15% as the applicant states the additional parking is needed to support the small buildings which typically have more employees than larger facilities.

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|--------------|--|----------------------------------|--------------------------|
| North & West | Open Lands | RS20 (AE-60) | Undeveloped |
| South | Business Employment | IP (AE-60) | Warehouses |
| East | Ranch Estate Neighborhood (up to 2 du/ac) | RS20 (AE-60) | Undeveloped |

Related Applications

| Application Number | Request |
|---------------------------|--|
| PA-24-700036 | A plan amendment from Ranch Estate Neighborhood (RN) to Business Employment (BE) is a companion item on this agenda. |
| ZC-24-0675 | A zone change from RS20 to IP is a companion item on this agenda. |
| VS-24-0677 | A vacation and abandonment for government patent easements 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.

Staff can support the requested waiver of development standards to allow for increased parking above the maximum of 15% of the required parking spaces. Staff finds the requested waiver will not have any significant impacts to the surrounding area and is similar to the existing warehouse facilities to the south. Also, the applicant has provided required parking lot landscaping for the additional parking spaces. 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 the proposed office/warehouse building meets all setbacks and incorporates architectural elements that will be complimentary with similar warehouse facilities approved throughout Clark County. The proposed buildings include architectural elements which comply with Section 30.04.05. In addition, the site plan shows ample parking spaces for the proposed building. Staff finds that the building design, site circulation, and landscaping is complimentary to the surrounding development. Therefore, staff can support this request.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

Staff Recommendation

Approval. This item has been forwarded to the Board of County Commissioners for final action.

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.

PLANNING COMMISSION ACTION: February 18, 2025 – APPROVED – Vote: Unanimous

Comprehensive Planning

- 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 and application for review; 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;
- Right-of-way dedication to include 25 feet to the back of curb for Post Road;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;

- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Fire Prevention Bureau

- 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 #0416-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Spring Valley - approval.

APPROVALS: 4 cards

PROTESTS: 3 cards

APPLICANT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC

CONTACT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC, 5052 S. JONES BOULEVARD, SUITE 165, LAS VEGAS, NV 89118