

08/18/21 BCC AGENDA SHEET

INCREASE FINISHED GRADE & WALL HEIGHT FRIAS AVE/VALLEY VIEW BLVD
(TITLE 30)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0333-LALEKA, INAM & KHALID, SAIMA:

WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height.

DESIGN REVIEW for finished grade for a previously approved mini-warehouse and recreational vehicle storage facility on 2.5 acres in a C-1 (Local Business) Zone.

Generally located on the south side of Frias Avenue and the east side of Valley View Boulevard within Enterprise. JJ/jor/jd (For possible action)

RELATED INFORMATION:

APN:

177-29-401-001

WAIVER OF DEVELOPMENT STANDARDS:

Increase retaining wall height to 5 feet where 3 feet is allowed per Section 30.64.050 (a 66% increase).

DESIGN REVIEW:

Increase finished grade to 5 feet (60 inches) where a maximum of 18 inches is the standard per Section 30.32.040 (a 233% increase).

LAND USE PLAN:

ENTERPRISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Increased retaining wall height and finished grade
- Wall Height (feet): 5 (retaining wall only)

Site Plans

ZC-19-0210 reclassified the site from R-E to C-1 zoning for a mini-warehouse facility with recreational vehicle (RV) storage. The previously approved plans depict a mini-warehouse and covered RV storage facility located on a 2.5 acre site. In addition, an administrative design review (ADR-21-900291) was also previously approved which depicts the site plan as follows:

Buildings 1 and 2 are shifted to the south to accommodate an existing 50 foot wide Nevada Energy easement to the north. Building 3 is now located along the south property line, east of the office located on the southwest corner of the site. No additional parking spaces are required or proposed. In addition, the 14 RV storage spaces have been removed.

Ingress and egress to the site is granted via a proposed 36 foot wide commercial driveway along Valley View Boulevard. The access gate to the facility is located within the interior of the site beyond the customer parking area. A total of 5 parking spaces are provided where a minimum of 5 parking spaces are required. The drive aisle serving the facility has a minimum width of 27 feet.

The applicant is requesting to increase the finished grade to a maximum of 5 feet (60 inches) under a portion of the building pad site for Building 1. Lastly, a 5 foot high retaining wall is requested along the east and south property lines. The cross sections show that the a proposed 6 foot high CMU block wall will be constructed on top of the 5 foot high retaining wall.

Landscaping

The plans depict a 15 foot wide landscape area with a detached sidewalk along Valley View Boulevard and Frias Avenue. A 10 foot wide landscape area with trees off-set shown every 20 feet is located along the east property line.

Elevations

The plans depict perimeter single story mini-warehouse buildings that surround a 3 story mini-warehouse building in the center of the site. The 1 story buildings are 12 feet tall, the 3 story building is 35 feet tall, and the office building is 21 feet in height. The building materials consist of stucco finished walls, metal canopies, and split-faced masonry accents. The covered RV parking area is shown at a height of 16 feet. The overhead roll-up doors for the facility are located interior to the project site and face east and west.

Applicant’s Justification

Per the applicant’s submitted justification letter, the increase finished grade and increase retaining wall height is warranted so the overall site design can comply with flood control requirements.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-21-900291	Allowed modifications to a previously approved mini-warehouse facility	Approved by ZA	July 2021
ADET-21-900219 (ZC-19-0210)	Extension of time for a mini-warehouse & recreational vehicle storage	Approved by ZA	May 2021
ZC-19-0210	Reclassified R-E to C-1 zoning, use permit and design review for mini-warehouse & recreational vehicle storage	Approved by BCC	May 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Residential Low (up to 3.5 du/ac)	R-E (RNP-I) & R-E	Undeveloped
South	Commercial Neighborhood	C-2	Undeveloped
East	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped

Related Applications

Application Number	Request
VS-21-0334	A vacation and abandonment for patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Waiver 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.

Since the applicant is requesting to increase the finished grade, a retaining wall is required to develop the site. The cross sections depict the varying heights of the existing grade from the northern to southern portion of the site. Per the plans, the pad site for Building 1 takes up a majority of the 2.5 acre parcel, this portion of the site requires a maximum 5 feet of fill, thus warranting a 5 foot high retaining wall with a 6 foot high screen wall on top along the south and east property lines.

Public Works - Development Review

Design Review

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised 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 this application must commence within 2 years of approval date or it will expire.

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;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Valley View Boulevard, 30 feet for Frias Avenue, and the associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements;
- 90 days to record required right-of-way dedications and any corresponding easements.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: UMER MALIK

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