

04/02/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400010 (WS-22-0646)-PILLAR 9, LLC:

WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for modified street standards.

DESIGN REVIEWS for the following: **1)** mini-warehouse facility; and **2)** finished grade on 2.4 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the east side of Rosanna Street and the north side of Patrick Lane within Spring Valley. MN/my/cv (For possible action)

RELATED INFORMATION:

APN:

163-34-601-045

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the departure distance for a proposed driveway on Rosanna Street to 133 feet where a distance of 190 feet is required from the intersection of Patrick Lane and Rosanna Street per Uniform Standard Drawing 222.1 (a 30% reduction).

DESIGN REVIEWS:

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

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.4
- Project Type: Mini-warehouse
- Number of Stories: 2
- Building Height (feet): 44
- Square Feet: 125,364
- Parking Required/Provided: 5/23

Site Plans

The approved plans depict a proposed 2 story mini-warehouse facility located at the northeast corner of Rosanna Street and Patrick Lane with the following setbacks: 1) 16 feet from the west property line adjacent to Rosanna Street; 2) 25 feet from the south property line along Patrick Lane; 3) 87 feet from the east property line adjacent to the existing commercial development; and 4) 8.5 feet from the north property line adjacent to the existing office development. Access to the mini-warehouse is granted via a commercial driveway along Patrick Lane. A second commercial driveway is located adjacent to Rosanna Street; however, that driveway will be an exit only. A waiver of development standards was approved to reduce the departure distance for the commercial driveway along Rosanna Street from the intersection of Patrick Lane and Rosanna Street. The security gates to the facility will remain open during business hours and are set back a minimum of 18 feet from the west and south property lines, adjacent to Rosanna Street and Patrick Lane, respectively. The mini-warehouse requires 5 parking spaces where 23 parking spaces are provided. Six parking spaces are located along the southeast portion of the building while the remaining 17 parking spaces are provided within the interior of the facility. An existing 5 foot wide detached sidewalk is located along Patrick Lane and an existing 5 foot wide attached sidewalk is located along Rosanna Street. A design review to increase finished grade was also part of the previous request. The largest increase in finished grade occurs within the central and northern portions of the site.

Landscaping

The approved plans depict a 25 foot wide landscape area, including an existing 5 foot wide detached sidewalk, along Patrick Lane. A 16 foot wide landscape area, located behind an existing 5 foot wide attached sidewalk, is located along Rosanna Street. The street landscape area includes trees, shrubs, and groundcover. A landscape area measuring up to 16 feet in width, with trees, shrubs, and groundcover, is located at the southeast corner of the site. Parking lot landscaping is equitably distributed throughout the site.

Elevations

The approved plans depict a mini-warehouse facility measuring up to 44 feet in height to the top of the parapet walls. The mini-warehouse facility has varying horizontal roof planes with an exterior consisting of CMU block, EIFS/stucco paneling, decorative metal panels, trim, canopies, and an aluminum storefront window system. All rooftop mounted equipment will be screened from public view and the right-of-way by parapet walls. The mini-warehouse will be painted with neutral colors consisting of white and gray.

Floor Plans

The approved plans depict a 2 story mini-warehouse facility measuring 125,364 square feet in area. The first floor consists of 23,778 square feet of storage for household goods, 23,215 square feet of storage for art and wine, and a covered parking area measuring 15,689 square feet. The first floor features lobby areas, a manager's office, retail/storage area for packing supplies, a display/meeting room for art and wine, and restroom facilities. The second floor area consists of 37,987 square feet of storage for household goods, and 24,695 square feet for art and wine storage.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for WS-22-0646:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; 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

- Traffic study and compliance.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0189-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

Applicant's Justification

The applicant states that economic difficulties have led to this request for an extension of time. They have requested 3 years to secure the necessary financing within a challenging economic environment but intend to start construction as soon as possible.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0386	Use permit and waiver of development standards for a hotel - developing to the north	Approved by BCC	September 2023
WC-22-400127 (ZC-1740-04)	Waiver of conditions of a zone change requiring a design review as a public hearing to ensure compliance with the CMA standards and consistent with the office buildings and retail buildings	Approved by BCC	January 2023
WS-22-0646	Use permit and design reviews for a mini-warehouse facility in the CMA district	Approved by BCC	January 2023
TM-19-500107	1 lot commercial subdivision	Approved by PC	July 2019
VS-18-0248	Vacated driveway approaches along Oquendo Road and Patrick Lane	Approved by PC	May 2018

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0440-07	Office complex	Approved by BCC	June 2007
VS-1813-05	Vacated a portion of right-of-way being 5 feet of excess right-of-way along Rainbow Boulevard and Patrick Lane	Approved by PC	January 2006
UC-1514-05	Allowed a recreational vehicle storage in conjunction with a proposed mini-warehouse facility, waivers for alternative design and exterior materials, design review for a mini-warehouse facility and associated signage, and waiver of conditions of a zone change (ZC-1740-04) requiring the mini-warehouse facility to have consistent architectural treatments shown on the office and retail buildings - expired	Approved by BCC	November 2005
ADR-0719-05	Exterior building modifications	Approved by ZA	June 2005
ZC-1740-04	Reclassified 11.3 acres from R-E to C-2 zoning with a design review for a retail and office center and a mini-warehouse facility	Approved by BCC	November 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG (AE-60)	Office building
South	Corridor Mixed-Use	CG (AE-60)	Office complexes
East	Corridor Mixed-Use	CG (AE-60)	Shopping center, restaurant, convenience store with gasoline station, & vehicle repair
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20 & RS3.3 (AE-60)	Place of worship & single-family residential

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**

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds that the applicant has submitted plans to Public Works for an off-site permit and has an approved traffic study with Public Works. There are also building permits in process. Staff finds this is the applicant's first request for an extension of time and for these reasons, staff can support this request.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

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

- Until January 18, 2027 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised 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; 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; 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

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTEST:

APPLICANT: KEVIN MIRAND

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