

OFFICE/WAREHOUSE & STORAGE
(TITLE 30)

FORD AVE/JONES BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0245-DIAMOND FORD, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; **2)** modified driveway design standards; and **3)** reduce back of curb radii.

DESIGN REVIEWS for the following: **1)** proposed office/warehouse building with an outside storage yard; **2)** alternative parking lot landscaping; and **3)** finished grade on a 1.2 acre portion of a 2.5 acre site in an M-1 (Light Manufacturing) Zone and an R-E (Rural Estates Residential) Zone.

Generally located on the south side of Ford Avenue, 280 feet east of Jones Boulevard within Enterprise. JJ/rk/jo (For possible action)

RELATED INFORMATION:

APN:

176-13-401-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase block wall height to 11.5 feet (6 foot screen wall with up to 5.5 foot retaining) where a maximum of 9 feet (6 foot screen wall with 3 foot retaining) is permitted per Section 30.64.050 (a 28% increase).
2. Reduce throat depth for a driveway on Ford Avenue to 15 feet where a minimum of 25 feet is the standard per Uniform Standard Drawing 222.1 (a 40% reduction).
3. Reduce back of curb radii to 20 feet where a minimum of 25 feet is the standard per Uniform Standard Drawing 201 (20% reduction).

DESIGN REVIEWS:

1. For an office/warehouse building with outside storage.
2. Alternative parking lot landscaping.
3. Increase finished grade up to 66 inches (5.5 feet) where a maximum of 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 200% increase).

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.2 (portion)
- Project Type: Office/warehouse building and outside storage yard
- Number of Stories: 1
- Building Height (feet): 24
- Square Feet: 9,898 (2 buildings)
- Parking Required/Provided: 15/18

Site Plan

The subject parcel has dual zoning with the R-E zoned portion (1.3 acres) containing the existing railroad right-of-way easement and drainage easement, and the remaining area (1.2 acres) containing the M-1 zoned portion. The proposed development will only occur in the M-1 zoned portion, west of the railroad.

The plans depict two, 1 story, 4,949 square foot office/warehouse buildings located near the center of the site. A secured outside storage yard is located behind the proposed buildings on the southern portion of the site and screened by a proposed 6 foot to 8 foot high CMU block wall. The remaining screening consists of existing 6 foot high block walls. This property is surrounded by existing or planned industrial uses. The remaining front (north) portion of the site is designated for parking areas, drive aisles, and landscaping. Access to the site will be from Ford Avenue to the north.

Landscaping

Street landscaping consists of a 6 foot wide landscape area with trees and shrubs behind an attached sidewalk along a small portion of Ford Avenue. Most of the parking lot landscaping is equitably distributed throughout the site except for 2 required landscape fingers that are not being constructed near a trash enclosure. However, these trees have been re-distributed within the front street landscape buffer.

Elevations

The plans depict two, 1 story, 24 foot high, office/warehouse buildings constructed of decorative masonry block and a flat roof with parapet walls. The elevations also show glass storefront windows, decorative horizontal bands, and metal canopies. The secure storage yard is screened by 6 foot to 8 foot high block walls with a decorative sliding gate on the south side of the development.

Floor Plans

The plans show two, 4,949 square foot buildings consisting of a reception area, offices, restrooms, and a warehouse.

Lighting Plan

The applicant submitted a photometric plan to illustrate there will not be any significant light spillage on adjacent properties.

Signage

Signage is not a part of this request.

Applicant's Justification

This site is a prime location for a warehouse building such as this and the proposed use is compatible with adjacent uses in terms of scale and site design. As for the waiver request, the applicant states the reduced throat depth will not have an adverse effect on the area since Ford Avenue ends in a cul-de-sac with only 2 other sites accessing this street. Furthermore, elimination of 2 parking lot landscape fingers in this situation where the spaces are interior to the site and where trucks will maneuver is minor and will not detract from the aesthetics of the overall site.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Business Employment	M-1	Undeveloped
East	Business Employment	M-D	Union Pacific Railroad & Office/warehouse development
West	Business Employment	M-1	Office/warehouse development

This site is located within the Public Facilities Needs Assessment Area.

Related Applications

Application Number	Request
VS-22-0246	A request to vacate and abandon patent easements on the property 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

Waivers 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.

Waiver of Development Standards #1

Portions of the perimeter retaining wall heights along a drainage channel and the Union Pacific Railroad in the back of the property are increased to accommodate drainage, natural topography, and the corresponding pad heights. Therefore, the topography of the site warrants an increase to the retaining wall height which staff can support.

Design Reviews #1 & #2

The proposed development is in an area that is surrounded by either planned or zoned industrial uses. Staff finds that the proposed warehouse buildings are compatible with existing and planned uses in the surrounding area. Furthermore, by eliminating 2 parking lot landscape fingers interior to the site will not detract from the aesthetics of the overall development. The project is consistent with Goal 5.1 of the Master Plan that encourages diversification of the economic base; therefore, staff can support these requests.

Public Works - Development Review

Waivers of Development Standards #2 & #3

Staff has no objection to allowing the proposed curb return driveway with a reduced throat depth and a reduced ingress back of curb radius. The site is at the end of the cul-de-sac and should see limited traffic.

Design Review #3

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:

Current Planning

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- 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; 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;
- Full off-site improvements;
- Applicant shall coordinate with Public Works - Development Review to apply for a Bureau of Land Management (BLM) right-of-way grant for 30 feet and an off-set cul-de-sac for Ford Avenue and a separate 20 foot wide grant along the south boundary of the BLM parcel for maintenance access to the drainage channel;
- Right-of-way dedication to include 30 feet for Ford Avenue and a portion of the off-site cul-de-sac.
- 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; and to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: DIAMOND FORD, LLC

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