

OFFICE/WAREHOUSE
(TITLE 30)

STEPHANIE ST/EMERALD AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0181-MEVIUS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate parking lot landscaping; **2)** eliminate cross access; **3)** reduce parking; and **4)** reduce driveway width.

DESIGN REVIEWS for the following: **1)** office/warehouse facility; and **2)** finished grade on 1.1 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the east side of Stephanie Street, 875 feet north of Emerald Avenue within Whitney. JG/jvm/ja (For possible action)

RELATED INFORMATION:

APN:

161-27-305-002; 161-27-410-006

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate parking lot landscaping where required per Figure 30.64-14.
2. Eliminate cross access to the parcel to the east where required per Table 30.56-2.
3. Reduce parking to 26 spaces where 27 spaces are required per Table 30.60-1 (a 4% reduction).
4. Reduce driveway width to 32 feet where 36 feet is required per Uniform Standard Drawing 221 (an 11% reduction).

DESIGN REVIEWS:

1. Office/warehouse.
2. Increase finished grade to 42 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 17% increase).

LAND USE PLAN:

WHITNEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 5480 Stephanie Street
- Site Acreage: 1.1
- Project Type: Office/warehouse

- Number of Stories: 1
- Building Height (feet): 35
- Square Feet: 18,000
- Parking Required/Provided: 27/26

Site Plan

The plan depicts a square shaped 1.1 acre parcel, with the proposed 18,000 square foot building centrally located on the site. A 24 foot wide fire access lane encircles the building, with the entrance located on the south side from Stephanie Street and an emergency access gate located to the north, also along Stephanie Street. Parking is located to the south and east of the structure, and a trash enclosure is shown on the south side of the site. Cross access is shown with the parcel to the south.

Landscaping

A 15 foot wide landscape planter behind an attached sidewalk is shown along Stephanie Street; however, a 36 foot long utility easement is located mid-site and no landscaping is provided within this easement. In addition, an approximate 6 foot wide planter is located adjacent to the north property line which includes, trees, shrubs, and groundcover. Also, landscaping is provided at the entrance and in the southeast corner of the site.

Elevations

The 35 foot tall building will be constructed with painted tilt up concrete panels painted in desert tones and will have a flat roof with parapet walls.

Floor Plan

The warehouse portion of the building will have an open floor plan. In the southwest corner of the building 3 offices, a breakroom, a reception area, and restrooms are shown.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the property will be landscaped to complement the surrounding area and will have a decorative block wall along the east side of the property. Eliminating the parking lot landscaping will reduce water usage, and its also believed that perimeter landscaping will adequately screen and soften the view of the building from the street.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0199-10	Reduced parking lot landscaping - expired	Approved by BCC	June 2010
WS-0599-08 (ET-0080-10)	First extension of time for an office warehouse development - expired	Approved by BCC	June 2010
WS-0599-08	Waivers and design review for an office/warehouse development - expired	Approved by BCC	July 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & East	Business Employment	M-1	Office/warehouse
West	Industrial Employment	M-2	Nevada Power

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

Staff finds that the request to eliminate parking area landscape fingers in conjunction with this type of use is commonplace, in that large vehicles are usually on-site and the landscape fingers tend to interfere with vehicular movements within the project. In addition, cross access is being provided with the property to the south, which helps with the overall design of the site. Therefore, staff can support this waiver.

Waiver of Development Standards #2

The applicant attempted to provide cross access with the property owner to the east, but was unsuccessful as the property owner to the east refused to enter into the agreement, therefore, staff can support this waiver.

Waiver of Development Standards #3

Staff finds the reduction of 1 parking space in conjunction with the proposed use is minimal and will not have a significant impact on the subject site or surrounding area, therefore, staff can also support this waiver.

Design Review #1

Staff finds that the proposed layout of this project is orderly in terms of on-site circulation, landscaping, and design of the building. This area of the valley is composed of similar type uses, buildings, and layouts. Staff can support this request.

Public Works - Development Review

Waiver of Development Standards #4

Stephanie Street is a collector street with increasing traffic volumes as vacant parcels are being developed in the area. The reduced driveway width will create conflicts with the traffic entering and exiting the site, causing potential collisions. A Code compliant driveway can be accommodated with a site redesign, specifically concentrating on reducing the building size of this over-built site. Therefore, staff cannot support this request.

Design Review #2

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 of waivers of development standards #1, #2, and #3, and the design reviews; denial of waiver of development standards #4.

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

If approved:

- 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

- Comply with approved drainage study PW21-18480;
- 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 is advised that the gate for the emergency access driveway must be out of the public right-of-way; that the proposed driveway location may need to be relocated so the existing utility poles are not in the sight visibility zones or the utility poles may need to

be relocated or moved underground; 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.

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 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; and 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 #0114-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Whitney - approval.

APPROVALS:

PROTESTS:

APPLICANT: MEVIUS, LLC

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