

05/21/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-25-400048 (WS-24-0498)-ZHANG JIANWEI ETAL & YANG ZONGQI & RUI:

WAIVER OF CONDITIONS for waivers of development standards requiring per revised plan submitted on 10/30/24 for a proposed office/warehouse on 2.5 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the northeast corner of Santa Margarita Street and Post Road within Spring Valley. MN/rr/kh (For possible action)

RELATED INFORMATION:

APN:

163-35-301-026

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the width of a landscape buffer to 13 feet where 15 feet is required per Section 30.04.02C (a 13.3% reduction).
2.
 - a. Increase retaining wall height located along the north property line to 5 feet where 3 feet is the maximum height allowed per Section 30.04.03C (a 66.7% increase) (no longer needed).
 - b. Increase retaining wall height located along the east property line to 4 feet where 3 feet is the maximum height allowed per Section 30.04.03C (a 33.3% increase) (no longer needed).
3.
 - a. Increase fill height along the north property line to 5 feet where a maximum of 3 feet is allowed to be placed within 5 feet of a shared residential property line per Section 30.04.06F (a 66.7% increase) (no longer needed).
 - b. Increase fill height along the east property line to 4 feet where a maximum of 3 feet is allowed to be placed within 5 feet of a shared residential property line per Section 30.04.06F (a 33.3% increase) (no longer needed).
 - c. Eliminate height step back for a building above 35 feet in height where required per Section 30.04.06H.
 - d. Allow roll-up overhead doors to face a residential district without screening by another building where required per Section 30.04.06N.
 - e. Reduce the loading dock setback to 80 feet 9 inches where 150 feet is required per Section 30.04.06N (a 46.2% reduction).
 - f. Allow loading docks not to comply with design standards per Section 30.04.06N.
4. Reduce the throat depth to 18 feet 6 inches where 25 feet is required per Uniform Standard Drawing 222.1 (a 26% reduction).

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: 2
- Building Height (feet): 40 (previously approved)/38 feet (proposed)
- Square Feet: 40,938 (previously approved)/45,157(proposed)
- Parking Required/Provided: 41/44 (previously approved)/45/44 (proposed)

History, Site Plan, & Request

An office/warehouse that is the subject of this request was originally approved through WS-24-0498 in December 2024. The proposed design that was initially submitted with this application included several waivers, including requests for increased retaining wall height and fill over 3 feet adjacent to the northern and eastern property lines. A waiver for the throat depth for a driveway on Santa Margarita Street was also requested. Revised plans were submitted on October 30, 2024 following the Town Board meeting prior to the Planning Commission meeting. As a result of the redesign of the site, waivers of development standards #2a, #2b, #3a, #3b, and #4 were no longer needed and were withdrawn by the applicant. All other waivers were approved. A condition was added to this application to clarify that the plans submitted on October 30, 2024 were the approved plans for this project.

The applicant is requesting to waive the first condition of the NOFA which states “per revised plan submitted 10/30/24.” The applicant is proposing through a companion item, WS-25-0288, to increase the building size from 40,938 square feet to 45,157 square feet and increase the lot coverage from 37,765 square feet (41.5%) to 41,578 square feet (45.6%). The building height is proposed to decrease from 40 feet to 38 feet and the number of warehouse/office units is proposed to decrease from 4 to 2. Four loading docks are proposed to be centered on the north side of the building, where the previous plan had 2 separate dock areas with 2 loading docks each. The distance from the loading dock doors to the northern property line is 153.14 feet and the length of the depressed loading dock area is 60 feet, which are both unchanged from the approved plan. The closest point of the loading dock area is 93 feet from the north property line. The original plan indicated that the closest point of the loading dock area would be 80 feet 9 inches from the north property line which required a waiver due to residential adjacency. The building is proposed to be 69 feet 5 inches from the northern property line where the approved plan indicated 92 feet 9.5 inches.

The proposed plan also removes 3 entrances on the south elevation and 2 entrances on the north elevation of the building. The building exterior has been modified to included glazing on the east and west elevations and a corrugated pattern to the concrete plans. The number of trash enclosures is reduced from 4 to 1. The number of parking spaces and driveway locations are unchanged. However, the throat depth of the southern side of the driveway on Santa Margarita Street is increased from 25 feet to 65.5 feet due to the combining of the 4 loading docks.

Previous Conditions of Approval

Listed below are the approved conditions for WS-24-0498:

Comprehensive Planning

- Per revised plan submitted 10/30/24;
- 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; 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;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back-of-curb for Post Road, 25 feet to the back-of-curb for Santa Margarita Street, and associated spandrels;
- 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.

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 #0084-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant wants to update the building layout as well as increase the size of the building. No updates can happen due to the current condition on the NOFA for WS-24-0498.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-24-700021	Plan amendment redesignating the land use category from Neighborhood Commercial (NC) to Business Employment (BE)	Approved by BCC	December 2024
ZC-24-0497	Reclassified 2.5 acres from RS20 to IP zoning for an office/warehouse	Approved by BCC	December 2024
WS-24-0498	Waivers and design review for an office/warehouse	Approved by BCC	December 2024

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-22-0496	Nonconforming zone change from R-E to M-D zoning for an office/warehouse building - expunged	Approved by BCC	November 2022
VS-22-0497	Vacated and abandoned of patent easements	Approved by BCC	November 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Open Lands	RS20 (AE-60)	Undeveloped
South	Corridor Mixed-Use	IP (AE-60)	Office/warehouse building
West	Neighborhood Commercial	CP (AE-60)	Office complex

Related Applications

Application Number	Request
WS-25-0288	A waiver of development standards and a design review for a proposed office/warehouse 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**

A waiver of conditions may be approved upon a finding that the condition will no longer fulfill its intended purpose.

Staff finds that the purpose of the condition was to clarify which plan was being approved for the proposed office/warehouse development on the subject site. Due to multiple changes in the design of the original plan, several waivers were withdrawn as they were no longer required with the revised plan that was submitted on October 30, 2024. The applicant wishes to make additional changes to the site and building design, which is the subject of a companion item, WS-25-0288. The proposal does not exceed any previously approved waivers from the Title 30 standards. For these reasons, staff can support this request.

Staff Recommendation

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition will no longer fulfill its intended purpose.

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:

Public Works - Development Review

- No comment.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTEST:

APPLICANT: ZONGQI YANG

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