

OFFICE/WAREHOUSE
(TITLE 30)

MOHAWK ST/POST RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0614-DIAMOND MOHAWK CCA, LLC:

ZONE CHANGE to reclassify 4.1 acres from an R-E (Rural Estates Residential) (AE-65) Zone to an M-D (Designed Manufacturing) (AE-65) Zone.

WAIVER OF DEVELOPMENT STANDARDS for throat depth.

DESIGN REVIEWS for the following: **1)** alternative parking lot landscaping; **2)** finished grade; **3)** modifications to a previously approved office/warehouse facility; and **4)** a proposed office/warehouse facility on 6.7 acres in the CMA Design Overlay District.

Generally located on the east side of Mohawk Street, 300 feet north of Post Road within Spring Valley (description on file). MN/hw/syp (For possible action)

RELATED INFORMATION:

APN:

163-36-701-009; 163-36-701-036

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the throat depth of the shared driveway to 8 feet where 75 feet is the standard per Uniform Standard Drawing 222.1 (a 90% reduction).

DESIGN REVIEWS:

1. Allow alternative parking lot landscaping (diamond planters and reduced finger islands) where parking lot landscaping is required per Figure 30.64-14.
2. Increase finished grade to 60 inches (5 feet) where a maximum of 36 inches (3 feet) is the standard per Section 30.32.040 (a 67% increase).
3. Modifications (shared driveway) to a previously approved office/warehouse facility on APN 163-36-701-009.
4. A proposed office/warehouse facility on APN 163-36-701-036.

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A

- Site Acreage: 4.1 (proposed site - APN 163-36-701-036)/2.5 (previously approved site - APN 163-36-701-009)
- Project Type: Office/warehouse facility
- Number of Stories: 1
- Building Height (feet): 39
- Square Feet: 60,000 (office/warehouse)/16,422 (outside storage)
- Parking Required/Provided: 93/93 (proposed)/149/149 (overall)

Site Plans, History, & Request

The project site is currently undeveloped and located on the east side of Mohawk Street, approximately 300 feet north of Post Road. The plans show a 60,000 square foot office/warehouse building is proposed on the site with the building centrally located on the site. The plans also show an 8 bay loading area will be in the eastern portion of the site at the rear of the building. Additionally, 2 outside storage yards are proposed to be in the northeastern corner of the site and in the southeastern corner, both in the rear yard of the site. The northern storage yard is proposed to be 9,485 square feet and the southern yard will be 6,937 square feet. Parking is shown to be primarily located in a double row lot in the western portion of the site in front of the building with additional parking provided along the southern property line, the northern wall of the building, and directly to the west of the northern storage yard. Access to the site is provided by 2 commercial driveways ranging in width from 40 feet to 42 feet wide. Both driveways contain a pork chop median to force a right-turn on Mohawk Street from the exiting side of the driveway. The southern driveway is in the southwestern corner of the site, while the northern driveway will be shared with the previously approved office/warehouse facility to the north and is in the southwestern corner of the northern parcel. A 26.5 foot to 46.5 foot drive aisle will snake around the proposed building to connect the 2 driveways with the northern section of the drive aisle crossing over onto the northern parcel. Another north-south, 25 foot drive aisle connects the 2 driveways through the front of the building. The provided cross sections show the 60 inches of fill is primarily required under the southeastern corner of the proposed building.

The applicant is requesting a zone change from the R-E zone to the M-D zone for an office/warehouse facility. Along with the zone change is a request to partially modify the plans for the office/warehouse development to the north, that was previously approved through NZC-21-0606. The plans show that the changes will include moving the southern drive on APN 163-36-701-009 approximately 36 feet southward to allow for a shared driveway. In addition, the plans show that a previously approved landscape area will be removed to allow for a drive aisle between the 2 buildings to weave on to the southern portion of APN 163-36-701-009 and connect with the new shared driveway.

Landscaping

The plans show that both street, parking lot, and perimeter landscaping have been provided throughout a majority of the subject site. Along Mohawk Street, a 16.5 foot wide landscaping strip has been provided, with this strip consisting of a 5 foot landscaping strip adjacent to Mohawk Street with a 5 foot detached sidewalk followed by a 6.5 foot landscaping strip. Within this street landscaping strip, 12 Velvet Mesquite (*Prosopis Veluntia*) trees are provided in 2 staggered rows where possible, where 9 trees are required. The trees are generally spaced 20 feet apart. Within the parking lot, landscaping has been provided in various 7 foot wide landscape

islands generally spaced between 6 to 12 spaces. In addition, two, 7 foot wide planters have been provided against the building along the eastern and southern sides and 4 diamond shaped planters have been provided along the southern property line. The landscape islands and planters along the building contain 19 Willow Acacia (*Acacia Salicina*) trees with the diamond planters and landscape islands provided along the southern property line containing 15 Rocky Mountain Juniper (*Juniperus Scopulporum*) trees. Perimeter landscaping is provided along the southern property line and corresponds with the diamond planters and landscape islands along the southern property line. The trees along the southern property line are spaced approximately 30 feet on center. No other landscaping is provided along the eastern and northern property lines. An 8 foot decorative wall is provided along the southern boundary starting at 43.5 feet from the front property line and extends along the full extent of the southern and eastern property lines. Mesh screened chain-link fencing is provided around all outside storage areas where the 8 foot wall is not installed.

Elevations

The plans show that the proposed building will be 39 feet tall to the highest parapet. The exterior will mostly be composed of painted concrete tilt-up panels on all 4 facades. The panels will be painted varying shades of white and grey with the colors varying between panel levels and roof articulations to break-up the facades. The roof is generally flat with tilt-up panels used to create articulations. Additionally, textured metal panels are provided at regular intervals on all 4 facades to facilitate architectural enhancements. Access to the building is provided by 2 aluminum commercial window-door systems located on the northern and southern portions of the western façade. Additional access is provided by double hollow metal doors on the central portions of the southern and northern facades. In addition, hollow metal doors provide additional access throughout the building. Lastly, 12 metal roll-up doors are provided on the eastern façade with 8 bay doors provided within a sloping loading dock area.

Floor Plans

The plans provided depict two, 30,000 square foot office/warehouse shell suites. The plans show that offices could be located within the northwest and southwest portion of the building with the remainder of the suites consisting of warehouse space. Electrical equipment rooms are provided in the central portion of each suite. Each suite is provided with 6 loading areas with 4 dock bays and 2 at grade doors. A possible demising wall will be used to separate the suites.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states they are requesting a zone change from the R-E zone to the M-D zone to allow for an office/warehouse on the site. They state that the proposed M-D zone complies with the planned land use designation of Business Employment (BE), and there are other adjacent and abutting properties to the north and east that are already zoned M-D. The applicant indicates all required screening and parking has been provided and all lighting will comply with regulations. The applicant indicates the reduction in throat depth is appropriate as the driveway will be shared and all traffic will access the site from the north and will be relatively low. Lastly, the applicant

states the requested fill is needed in order to properly drain to the drainage channel to the east of the property.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-23-0154*	Increased finished grade in conjunction with an office/warehouse building	Approved by BCC	May 2023
VS-22-0128*	Vacated and abandoned patent easements	Approved by PC	May 2022
NZC-21-0606*	Reclassified the site from R-E to M-D zoning for an office/warehouse building	Approved by BCC	January 2022
VS-1049-07	Vacated and abandoned patent easements and a portion of Sobb Avenue for a future development - recorded	Approved by PC	November 2007
UC-1568-96	Overhead 230/138/12 kV power transmission lines	Approved by BCC	November 1996

*Applications specific to APN 163-36-701-009

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial & Business Employment	M-D	Office/warehouse & undeveloped
South	Neighborhood Commercial	R-E	Undeveloped
East	Business Employment	M-D	Drainage channel, office/warehouse, & outside storage
West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Undeveloped

Related Applications

Application Number	Request
VS-23-0615	A vacation and abandonment of a portion of Mohawk Street for detached sidewalks 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

Comprehensive Planning

Zone Change

The applicant is requesting to reclassify the subject parcel from R-E zoning to M-D zoning, and, when reviewing such requests, it must be determined that such a change is necessary and compatible for the applicable site. Staff finds that there are existing and pending M-D zoned

properties immediately adjacent and abutting to the subject site. In addition, based on the Master Plan and the surrounding area, Mohawk Street appears to be a solid dividing line between the mostly residential area to the west of Mohawk Street and the primarily commercial and industrial areas to the east of Mohawk Street. Staff also finds that this request is conforming to the Master Plan and supports Policy 5.5.1, which states, in part, that development of industrial uses within specified employment area should be encouraged. Reclassifying the site to M-D zoning for a proposed office/warehouse facility promotes industrial uses within a designated industrial employment area and has nearby connections to the CC 215. For these reasons, staff finds that the request is compatible with the surrounding area; therefore, can support this request.

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.

Design Review #1

The purpose of the parking lot landscaping, especially in large industrial developments, is to soften the appearance of the buildings and large swaths of parking lot pavement from the street, but also to provide relief from the heat caused by large expanses of pavement. While the proposed parking lot landscaping is mostly absent from the eastern portion of the site, staff can support this design review, as the parking lot landscaping has been designed to take advantage of the necessary perimeter landscaping to add shade to the parking lot areas along the southern boundary of the site. In addition, within the interior of the site, terminal islands have been provided along all rows having mostly been provided every 6 to 12 parking spaces per Figure 30.64-14. Furthermore, landscaping strips containing both trees and shrubs have been provided along the building helping to provide shade and soften the appearance of the building. Additional parking lot landscaping has also been placed in the southwest corner of the site to aid in the screening of the site from nearby developed residential properties. Overall, staff can support this design, as the trees are provided where possible within the interior of the site while considering the logistical challenges that can occur due to the movement of large trucks and vehicles on the site, particularly in the rear.

Design Reviews #3 & #4

Overall, the development as proposed provides an office/warehouse facility that is compatible with the surrounding development and contributes to an area that is in relative transition towards more industrial uses. In addition, the exterior of the building is attractive and would be an enhancement to the neighborhood. Furthermore, landscaping provided within the interior of the site should help to provide the necessary shading and reduce the heat caused by large swaths of pavement, while considering the constraints of such a use. The site landscaping has also been designed to screen the use as much as possible from both the residential use to the southwest and from the street along the western boundaries. The building is sited appropriately, and the scale of the building is like other industrial buildings in the area. Additionally, staff finds that the modifications to the previously approved office/warehouse site are minimal, and the addition of

the shared driveway should provide a benefit to both sites by limiting driveway and traffic impacts. Overall, staff finds that both the use and design of the site should be an enhancement to the area, and accounts, as much as possible, for any negative impacts to the surrounding area should additional screening of the proposed outside storage yards be provided. For these reasons, staff can support these requests.

Public Works - Development Review

Waiver of Development Standards

Staff cannot support the reduction in the throat depth for the commercial driveways as vehicles will come to an almost immediate conflict with the drive aisle and parking stalls increasing the potential for collisions.

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. However, since staff cannot support the application in its entirety, staff cannot support this request.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.48.120 of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

The property lies within the AE-65 (65-70 DNL) noise contour for Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval of the zone change, design reviews #1, #3, and #4; denial of waiver of development standards and design review #2.

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

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Record perpetual cross access, ingress/egress, and parking easements between APNs 163-36-701-009 and 163-36-701-036;

- Wire mesh screening shall be provided on all chain-link fencing;
- Provide 1 medium tree every 30 feet on center along the property lines adjacent to outside storage yards;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised approval of this application does not constitute or imply approval of any other County issued permit, license or approval; the installation and use of cooling systems that consumptively use water will be prohibited; 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; 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 the waiver of development standards and design reviews must commence within 2 years of approval date or they 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 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; and that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

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 #0332-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC

CONTACT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC, 5052 S. JONES BOULEVARD, SUITE 110, LAS VEGAS, NV 89118