

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0147-LV JUDSON, LP:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce throat depth; **2)** reduce departure distance; and **3)** off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).

DESIGN REVIEWS for the following: **1)** office/warehouse facility; and **2)** finished grade on a 6.2 acre portion of a 9.3 acre site in an M-D (Design Manufacturing) (AE-65 & APZ-2) Zone.

Generally located on the northwest corner of Lamb Boulevard and Judson Avenue within Sunrise Manor. TS/sr/jo (For possible action)

RELATED INFORMATION:

APN:

140-19-504-010 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the throat depth along Lamb Boulevard to 64 feet 3 inches where 75 feet is the standard per Uniform Standard Drawing 222.1 (a 15% reduction).
- b. Reduce the throat depth along Judson Avenue to 10 feet 2 inches where 75 feet is the standard per Uniform Standard Drawing 222.1 (an 88% reduction).
2. Reduce the departure distance along Judson Avenue to 173 feet where 190 feet is required per Uniform Standard Drawing 222.1 (an 11% reduction).
3. Waive full off-site improvements along Moonlite Drive (curb, gutter, sidewalk, streetlights, and partial paving).

DESIGN REVIEWS:

1. Office/warehouse facility.
2. Increase finished grade to 51.6 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 42% increase).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 9.3 (portion)
- Project Type: Office/warehouse facility

- Number of Stories: 1
- Building Height (feet): 35
- Square Feet: 128,228
- Parking Required/Provided: 192/198

Site Plans

The plans depict a proposed office/warehouse facility on 9.3 acres in an M-D zone. Review of the plans show a split zoning for this parcel, with the western portion currently zoned R-E (Rural Estates Residential). The proposed warehouse facility will only be located on that portion zoned M-D. No application for a zone change was submitted and the applicant will not build upon or utilize any portion of the parcel zoned R-E. Access is shown along Judson Avenue and Lamb Boulevard with parking located along the perimeter of the property on the north and west sides.

Landscaping

Landscaping is shown along the perimeter of the parcel at a 15 foot width along Judson Avenue and Lamb Boulevard, and a 10 foot wide landscape area along the western property line with trees being planted at 30 feet on center. In addition, landscape islands are provided every 6 spaces within the parking areas. Landscaping includes shrubs, trees, and groundcover.

Elevations

The plans depict a warehouse office facility at a height of 35 feet with exterior materials being tilt-up concrete panels with a navy blue color, roll-up doors, windows, and other architectural enhancements.

Floor Plans

The plans depict an open floor plan for storage and warehouse uses with a utility room and supporting office space.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant states that a new office/warehouse facility will be a valued amenity for the area as this type of use helps in bringing about employment opportunities. Also, there are various zoning categories in the immediate area, including other C-2 and M-D zones. The applicant states that portion of the property currently zoned R-E will not be part of this project and will remain undeveloped.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-1461-07 (WC-0097-08)	Waiver of conditions for cross-access and easement	Approved by PC	May 2008

Prior Land Use Requests

Application Number	Request	Action	Date
DR-1461-07	Equipment rental facility	Approved by PC	January 2008
WS-0165-06	Waived off-site improvements for residential development and waived conditions of a zone change for full off-sites	Approved by BCC	April 2006
ZC-1840-05	Reclassified from R-E to M-D zoning with a design review	Approved by BCC	January 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac) & Business Employment	C-1 & R-E	Single family residential & undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac) & Business Employment	R-E	Single family residential & undeveloped
East	Business Employment	R-4	Single family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential

Related Applications

Application Number	Request
AG-24-900562	Settlement Agreement in the case LV Judson LP v. Clark County 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.

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:

- The buildings shall be one story only with a maximum height of 35 feet;
- The building faces shall be constructed with enhanced articulation;
- The top of any windows facing west on the buildings shall not be placed above 12 feet in height;
- Lighting on the buildings shall not be placed more than 10 feet in height;
- Wall signs on the buildings shall not be illuminated;

- Monument signage only on N. Lamb Boulevard and Judson Avenue with a maximum height of 8 feet;
- No large truck access onto Judson Avenue whereas a large truck is defined as a truck having a gross vehicle weight rating (GVWR) of over 10,000 pounds – customer and employee vehicle access only;
- Add signage to prohibit large truck access onto Judson Avenue;
- No large truck access onto Moonlite Drive;
- A 10-foot high wall shall be constructed on the north and west sides of the property where it is zoned Industrial Park (IP);
- Intense landscaping shall be installed along the west property line inside the 10-foot high wall of the development where it is zoned IP with 24-inch box trees spaced 30 feet apart;
- Enhance the landscaping along N. Lamb Boulevard by adding 24-inch box trees spaced 30 feet apart;
- A double row of evergreen trees 24-inch box staggered/offset from one another planted 20 feet apart on center (per Clark County Code §30.04.02C2) shall be installed on the northwest corner of the property where it is zoned IP adjacent to APN 140-19-504-009;
- The residential lots shown on Exhibit Plan 1, included within the Settlement Agreement as Exhibit A, located on the west side of the property adjacent to Moonlite Drive shall be deed restricted as, and maintained as, Residential Single-Family 20 (RS20) lots and single-story homes to serve as a buffer to the RNP homes to the west; and
- 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

- 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;
- Traffic study and compliance;
- Full off-site improvements for Lamb Boulevard and Judson Avenue;
- Right-of-way dedication to include 30 feet for Moonlite Drive and associated spandrel;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Sunrise Manor - denial.

APPROVALS:

PROTESTS: 67 cards

COUNTY COMMISSION ACTION: May 4, 2022 – HELD – To 05/18/22 – per the applicant.

COUNTY COMMISSION ACTION: May 18, 2022 – HELD – To 06/22/22 – per the applicant.

COUNTY COMMISSION ACTION: June 22, 2022 – HELD – To 08/03/22 – per Commissioner Segerblom.

COUNTY COMMISSION ACTION: August 3, 2022 – HELD – To 08/17/22 – per the applicant.

COUNTY COMMISSION ACTION: August 17, 2022 – HELD – To 09/21/22 – per the applicant.

COUNTY COMMISSION ACTION: September 21, 2022 – HELD – To 10/19/22 – per the applicant.

COUNTY COMMISSION ACTION: October 19, 2022 – HELD – To 11/16/22 – per the applicant.

COUNTY COMMISSION ACTION: November 16, 2022 – HELD – To 12/21/22 – per Commissioner Segerblom.

COUNTY COMMISSION ACTION: December 21, 2022 – HELD – To 01/04/23 – per the applicant.

COUNTY COMMISSION ACTION: January 4, 2023 – HELD – To 02/08/23 – per Commissioner Segerblom.

COUNTY COMMISSION ACTION: February 8, 2023 – HELD – to 02/22/23 – per the applicant.

COUNTY COMMISSION ACTION: March 22, 2023 – DENIED without prejudice.

APPLICANT: MARK STEARNS

CONTACT: MATTHEW WEINMAN, MARTIN-HARRIS CONSTRUCTION, 3030 S. HIGHLAND DR., LAS VEGAS, NV 89109