

05/21/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0288-ZHANG JIANWEI ETAL & YANG ZONGQI & RUI:

WAIVER OF DEVELOPMENT STANDARDS to eliminate street landscaping.

DESIGN REVIEW 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

WAIVER OF DEVELOPMENT STANDARDS:

Eliminate one, 5 foot wide landscape strip along Santa Margarita Street where 2 landscape strips, 5 feet wide on each side of a 5 foot wide detached sidewalk is required per Section 30.04.01D.

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Proposed office/warehouse
- Number of Stories: 2
- Building Height: 38 feet (maximum)
- Square Feet: 45,157
- Parking Required/Provided: 45/44
- Sustainability Required/Provided: 7/7.5

Site Plan

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needed and were withdrawn by the applicant.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 plan depicts a proposed 45,157 square foot office/warehouse building on 2.5 acres at the northeast corner of Post Road and Santa Margarita Street. The building is proposed to be set back 20 feet from Post Road, 20 feet from Santa Margarita Street, 69 feet 5 inches from the rear (north) property line, and 62 feet 1 inch from the side interior (east) property line. The site will be accessed by driveways from Post Road and from Santa Margarita Street. A drive aisle/fire lane provides a connection between the parking areas located on the north and east sides of the building. Accessible parking spaces are accessed by pedestrian pathways improved with stained concrete. Forty four parking spaces are proposed on-site and 45 parking spaces are required. However, the site is approximately 700 feet from a bus stop located at the northeast corner of Rainbow Boulevard and Post Road. Required parking may be reduced by up to 10% when a site is within 1,000 feet, as measured along a legal pedestrian route, of a fixed transit stop.

The north side of the building also provides access to a loading dock area. The distance from the loading dock doors to the northern property line is 153 feet and the length of the depressed loading dock area is 60 feet. The closest point of the loading dock area is 93 feet from the north property line. A trash enclosure is also located on the north side of the building. The north, south, and east sides of the building are proposed to be accessed by walkways connected to the public sidewalks along the streets. Bicycle racks are located near the northwest and southeast corners of the building. An 8 foot high decorative screen wall on top of a retaining wall a maximum of 3 feet in height is proposed along the length of the east property line. An 8 foot high decorative screen wall on top of a retaining wall a maximum of 1.5 feet in height is also depicted along the north property line. A 1 foot to 2 foot high flood protection wall is also depicted along Santa Margarita Street at the back of the detached sidewalk and along Post Road on the outside of the landscape strip.

Landscaping

The plan indicates that parking area landscaping, and a landscape buffer along the north and east sides of the property is being provided. Along Post Road the landscaping consists of a detached 5 foot wide sidewalk with two, 5 foot wide landscape strips on each side. Along Santa Margarita Street the landscaping consists of one, 5 foot wide landscape strip adjacent to the street and a 5 foot wide detached sidewalk. A second landscape strip is not provided due to the presence of a low flood protection wall. This is the subject of a waiver request.

The street landscaping on Santa Margarita Street consists of 5 large Indian Rosewood trees set apart approximately 20 feet on center where 7 large trees are required. Along Post Road there are 12 large Indian Rosewood trees in 2 rows set apart approximately 20 feet on center where 7 large trees are required. Within the parking lot there are 5 medium Mulga Acacia trees provided in the landscape islands and at the ends of the parking rows per the minimum requirements. A landscape buffer is provided along the north and east sides of the property where it abuts vacant land zoned RS20. The buffer includes 2 alternating rows of Indian Rosewood trees planted 20 feet apart on center. The landscape buffer is 15 feet wide except where it is adjacent to 2 accessible parking spaces where it is 13 feet in width which was previously approved with a waiver under WS-24-0498.

Elevations

The plans indicate the proposed building will be concrete tilt-up construction. The building height is 37 feet to the top of the roof parapet as measured from the finished grade. The building features painted concrete panels with 3 different colors including panels with a corrugated pattern. The building will feature a storefront window system with building entrances along the south side of the building facing Post Road as well as along the north side of the building. Each building entrance is covered by a shade canopy. The building also features clerestory windows with shade canopies located on the south, west and east sides of the building. The loading dock area on the north side of the building features 4 painted roll-up doors with 1 additional painted roll-up door on each side of the loading docks.

Floor Plans

The plan indicates a warehouse building with 2 warehouse units with a total square footage of 45,157 square feet. Warehouse 1 is 20,811 square feet and Warehouse 2 is 20,746 square feet on the first floor. A mezzanine level of 1,800 square feet is provided for each unit. The total square footage for the building is 45,157 square feet. The mezzanine level for Warehouse 1 is located at the northwest corner of the building, while the mezzanine level for Warehouse 2 is located at the southeast corner of the building. The main customer entrance for Warehouse 1 is on the north side of the building. While the customer entrance to Warehouse 2 is on the south side of the building. Access to each warehouse suite is also provided by 1 roll-up overhead door accessible from the loading docks and 1 ground-level roll-up door adjacent to the north building entrances.

Applicant's Justification

The applicant states the site is accessible from Santa Margarita Street and Post Road via 35 foot wide driveways and ADA compliant pedestrian walkways. The roofing for the buildings will have an SRI greater than or equal to 78. The glazing for the storefront will have a low-e coating. Awnings are being proposed at all south and west facing storefronts and doors. All parking can be easily accessed by customers and employees via walkways located at building entrances. All plants used are low maintenance, low water, and complying with the regional SNRPC plant list. The trash enclosure also complies with Clark County design standards. The applicant concludes by stating that the proposed warehouse will create employment opportunities for the community.

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 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
WC-25-400048 (WS-24-0498)	A waiver of a conditions which required development per a revised plan submitted 10/30/24 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**Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

The applicant is requesting a waiver to eliminate the second landscape strip located behind the detached sidewalk along Santa Margarita Street. The cross section indicates a low flood protection wall, which is retaining approximately 1 foot of fill, located directly behind the sidewalk. The presence of a wall of any height within the 5 foot wide strip behind the sidewalk means that this area does not count toward providing the required landscape area. Per code, 7 street trees are required along Santa Margarita Street. The applicant has proposed an alternative landscape plan in which 4 of the 5 large trees provided along Santa Margarita Street are planted closer together at 20 feet on center rather than at 30 feet. Also, 2 trees that are required but not provided along Santa Margarita Street are relocated to landscape strips along Post Road. Large trees along Post Road are also planted at 20 feet on center. The plan shows that 7 large street trees are required along

Post Road; however, 12 street trees are provided. Staff finds that the purpose of providing street landscaping is to provide necessary shading of the area and street trees are beneficial for the reduction of heat caused by an increase in pavement. Therefore, staff can support this waiver.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The applicant is proposing to increase the building size previously approved under WS-24-0498 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 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 include 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 from the original plan. 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.

Pedestrian connectivity is provided between the public sidewalks, walkways, building entrances walkways, and parking areas. Stained concrete paver crosswalks are provided which connect the public sidewalk and accessible parking areas to the walkways along the building. All building entrances feature canopies above the doors and all windows facing south, west and east. Building materials include the use of glass and painted concrete. The building facades which are visible from the streets feature wall reveals, changes in surface colors and material textures. Roll-up doors are located at the rear of the building and are directed away from the public rights-of-way. Although the roll-up doors face toward residentially zoned areas to the north, the building exceeds 35 feet in height without a horizontal step back, and the loading dock design is not in accordance with the residential adjacency setback requirements, waivers of these development standards were previously approved with WS-24-0498. The design does not exceed any previously approved waivers from the Title 30 standards. Therefore, staff can support this request.

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:

Comprehensive Planning

- 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 spandrel;
- 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.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: ZONGQI YANG

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