

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0070-MADISON PEBBLE, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setback; **2)** eliminate landscape buffer; **3)** reduce parking lot landscaping; **4)** increase wall height; and **5)** modify residential adjacency.

DESIGN REVIEW for an office/warehouse and outside storage development on 2.50 acres in an IP (Industrial Park) Zone.

Generally located on the north side of Pebble Road and 330 feet east of Torrey Pines Drive within Enterprise. JJ/rg/kh (For possible action)

RELATED INFORMATION:

APN:

176-14-801-026

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the front setback to 15 feet where 20 feet is required per Section 30.02.19 (a 25% reduction).
2.
 - a. Eliminate buffering along the east property line where a 15 foot landscape buffer is required per Section 30.04.02C.
 - b. Eliminate buffering along the west property line where a 15 foot landscape buffer is required per Section 30.04.02C.3.
3. Reduce parking lot landscaping finger islands where required per Section 30.04.01D.
4. Increase the wall height to 8 feet where 3 feet is permitted in the front yard per Section 30.04.03B (a 167% increase).
5.
 - a. Allow higher activity areas (parking and loading) of development adjacent to a residential district where not permissible per Section 30.04.06G.
 - b. Allow parking areas which are not screened within 30 feet of a residential district where screening is required per Section 30.04.06L.
 - c. Allow a roll-up overhead door to face a residential district where not permissible per Section 30.04.06N.
 - d. Allow outdoor storage where not permissible as a primary or accessory use per Section 30.04.06E.

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.50
- Project Type: Warehouse development
- Number of Stories: 1
- Building Height (feet): 30 (Buildings #1, #2, #3, #4, #5 and #6)
- Square Feet: 3,770 (Buildings #1 and #6)/3,789 (Buildings #2, #3, #4 and #5)
- Parking Required/Provided: 32/32
- Sustainability Required/Provided: 7/8

Site Plan

The plan depicts a 2.50 acre parcel located on the north side of Pebble Road 310 feet east of Torrey Pines Drive. The plan depicts 6 proposed buildings. Buildings #1 and #6 are freestanding buildings, while Buildings #2 & #3 and Buildings #4 and #5 are attached buildings. The building configuration of the site is situated in the core of the site. The site is accessible from Pebble Road with the drive aisle bisecting the site. Buildings 4 through 6 are located on the west side of the drive aisle and Buildings 1 through 3 are located on the east side of the drive aisle. Each building has its own outdoor storage area in the rear yard. The outdoor storage is adjacent to the east and west residential properties. There are 32 parking spaces provided where 32 are required for the proposed development of the 32 spaces, there are a total of 8 parking spaces located along the west and 7 parking spaces along east property lines. A waiver has been requested to allow the parking spaces to be located within 30 feet of a residential district.

Trash enclosures are located at the center of the development, adjacent to Buildings #2 and #5 away from the right-of-way and residential uses.

Eight foot decorative walls are shown on the north, east and west property lines. The wall will replace the existing wall along the north property line. An 8 foot high decorative wall is being proposed within the front setback along Pebble Road, as are Buildings #1 and Building #6. The applicant is requesting a waiver of the development standards to allow an 8 foot wall in the front setback where 3 feet is required per code and to reduce the front setback for Buildings 1 and 6.

Landscaping

The plan depicts a detached 5 foot wide sidewalk and 5 foot wide landscape strips on each side are shown along Pebble Road. Large trees are provided along the streets and are spaced at 30 feet on center.

Double rows of evergreen trees are provided along the north property line that are spaced at 20 feet on center in each row. A waiver has been requested to eliminate the landscape buffer requirements along the west and east property lines, but the required 8 foot high decorative wall is provided.

Some landscaping islands are shown within the parking lot; however, the parking lot landscaping islands are not depicted per Code. However, the required number of trees are provided in the parking lot.

Elevations

The plans depict six, 1 story, 30 foot high, office/warehouse buildings constructed of decorative masonry block and a flat roof with parapet walls and provides a gradual decrease in building height adjacent to residential land uses. The elevations also show glass storefront windows, decorative horizontal bands, roll-up doors, and metal canopies. The secure storage yard is screened by an 8 foot high block walls. A waiver has been requested to allow the roll-up doors to face a residential district, which are facing the east and west residential properties.

Floor Plans

The plans show two, 3,770 square foot and four, 3,789 square foot buildings consisting of a reception area, offices, restroom, mezzanine and a warehouse.

Applicant's Justification

The applicant states that the requested waiver for reduction in the front setbacks for the 2 buildings is to use the back portion of the buildings for storage. The elimination of parking lot landscaping and the landscape buffer along the west and east property lines is to maximize turning movements on the site. The purpose of the 8 foot high wall in the front yard is to mitigate the views towards the roll-up doors. The proposed roll-up doors are oriented towards the west and east property lines where both sides of the subject site are zoned residential use which are currently undeveloped.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Established the RNP-I overlay in Enterprise	Approved By BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (RNP-NPO)	Single-family residential development
South	Business Employment	RS20	Place of worship
East & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (RNP-NPO)	Undeveloped

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
PA-25-700003	A plan amendment from Ranch Estates Neighborhood (RN) to Business Employment (BE) is a companion item on this agenda.

Related Applications

Application Number	Request
ZC-25-0068	A zone change from RS20 (NPO-RNP) to IP is a companion item on this agenda.
VS-25-0069	A vacation and abandonment for easements 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

Waivers 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.

Waiver of Development Standards #1

The applicant states that the reduced setbacks for Buildings #1 and #6 along the south side of the property and are designed to optimize the ability to use the back portions of the buildings for storage. However, the site plan shows that the outdoor storage occurs either on the west and east sides of the proposed buildings. The building placement in site is a self-imposed hardship. Shifting the buildings to the north will interfere with the drive aisle; therefore it appears the issue can be rectified by reducing the size of the buildings. Therefore, staff cannot support this request.

Waivers of Development Standards #2a, #2b, & #3

Pursuant to Sections 30.04.01 and 30.04.02, landscaping, buffering and screening shall be provided to enhance the visual appearance of the community, reduce impacts of uses and activities on neighboring properties, reduce heat island effect, and mitigate stormwater run-off. The applicants request to reduce parking lot landscaping and eliminate the landscape buffer along the west and east property lines does not meet Code. By providing a reduced parking lot landscaping and no landscape buffers along the west and east property lines are self-imposed hardship. This section of the code can be met by redesigning the site and reducing the scope of the development to allow for the installation of the parking lot landscaping in its entirety and provide the required landscape buffers in order to protect the residential zoned properties to the west and east sides of the property.

Waiver of Development Standards #4

In accordance with Section 30.04.03B, fences or walls proposed within the front setback shall be limited in height to 3 feet. A fence may be increased in height, because the fence still provides on open streetscape whereas solid walls can create a canyon effect. The wall placement aligns with Buildings #1 and #6, which serves a screen wall for the outdoor storage from Pebble Road, but in effect extends the wall within the setback along most the southern property line, adjacent to Pebble Road. Staff cannot support this request.

Waiver of Development Standards #5a, #5b, & #5c

The purpose of residential adjacency standards is to promote compatible transitions between land use areas of differing intensities and to reduce potential negative impacts that may occur when higher-intensity development is located near residential zoning districts. The subject site is surrounded by residential zoned properties to the north, west and east. The applicant is locating a total of 15 parking spaces along the west and east property lines that is within 30 feet of a residential districts. In addition, the proposed buildings feature a roll-up door that are located on the rear of each building. Oriented towards residential zoned properties to the west and east sides of the property. As proposed, the design of the site and building orientation are self-imposed hardship. The design of the site and building orientation can be redesigned to meet the residential adjacency requirements and reduce impacts to the surrounding area; therefore, staff cannot support this request.

Waiver of Development Standards #5d

The subject site is surrounded by residential zoned and planned properties to the north, west and east. The proposed outdoor storage areas are along the west and east property lines, which shares the lines with future residential uses. In accordance with Section 30.04.06E, outdoor storage is not permissible as a primary or accessory uses. In addition, with the absence of a landscape buffer along the west and east property lines as evidenced by the waiver request above, no additional property screening of the outdoor storage is provided on the site. The design of the site and building orientation are self-imposed hardship. The outdoor storage could be re-located to the other side of the building away from the residential properties to the west and east, in order to meet the residential adjacency requirements and reduce impacts to the surrounding area. Staff cannot support this request.

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.

Staff cannot support the design review for the proposed office/warehouse development because it is not harmonious and compatible with adjacent development. Pebble Road acts as a clear boundary line and buffer between the residential development on the north side of Pebble Road and the nonresidential development south of Pebble Road which is not typical industrial development, but is developed as a place of worship and a school instead. The request does not comply with Policy 1.5.1 and 1.5.2 of the Master Plan. Staff is not supporting the companion

plan amendment, zone change and waiver of development standards; therefore, staff is not supporting the design review.

Staff Recommendation

Denial. This item has been forwarded to the Board of County Commissioners for final action.

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:

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- 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 and application for review; 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;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Pebble Road and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- 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.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; 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.

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 #0359-2024 to obtain your POC exhibit; and flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - denial.

APPROVALS: 1 letter

PROTESTS: 8 cards, 1 letter

PLANNING COMMISSION ACTION: March 18, 2025 – FORWARDED – NO RECOMMENDATION.

APPLICANT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC

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