

02/06/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0823-DIAMOND CACTUS, LLC:

ZONE CHANGE to reclassify 3.8 acres from an M-D (Designed Manufacturing) Zone to an M-1 (Light Manufacturing) Zone.

DESIGN REVIEWS for the following: **1)** equipment rental facility; and **2)** outside storage and display.

Generally located on the north side of Cactus Avenue and the west side of Redwood Street within Enterprise (description on file). JJ/r/r/syp (For possible action)

RELATED INFORMATION:

APN:

176-26-401-003; 176-26-401-004

DESIGN REVIEWS:

1. Equipment rental facility - construction or heavy equipment.
2. Outside storage and display as a principal use.

PROPOSED LAND USE PLAN:

ENTERPRISE - INDUSTRIAL EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.8 (gross)/3.3 (net)
- Project Type: Equipment rental facility with outside storage as a principal use
- Number of Stories: 1
- Building Height (feet): 32
- Square Feet: 12,000 (Building area)/122,471 (Outside storage area)
- Parking Required/Provided: 33/33

Site Plan

The plan depicts a proposed building in the center of the property with a north-south orientation. The building is set back 90 feet from the north and east property lines, 183 feet from the west property line, and 223 feet from the south property line nearest to Cactus Avenue. Access to the site is provided by a 60 foot wide private right-of-way grant from the BLM for Rush Avenue extending across an undeveloped parcel from Torrey Pines Drive to the east. A 40 foot wide driveway at the end of a proposed cul-de-sac bulb for Rush Avenue will access the site. Parking

with 33 vehicle spaces, including 2 ADA spaces, is provided along the north and northeast sides of the property. Two bike racks with 4 short-term parking spaces are provided near the northwest corner of the building. A loading zone is located on the east side of the building. A covered trash enclosure is located on the west side of the building.

The southern two-thirds of the property will be paved and will feature areas to display equipment, to drop off, park, and fuel company vehicles, and for outdoor storage. Vehicular access to these areas is gained through two 24 foot sliding gates. The equipment display spaces are located along the east side of the site and include EV charging stations. The outside storage areas will be screened by an 8 foot tall decorative CMU security wall except for the southernmost portion of the property which has an existing 75 foot wide easement for 2 existing water lines and a fiber optic line. The area of the easement is screened with an 8 foot tall steel fence with mesh fabric in removable sections. Each side of the easement will be accessed by 30 foot wide decorative manual swing gates.

Landscaping

Landscaping including trees and shrubs are depicted throughout the parking lot including the landscape finger islands. A minimum of 6 trees are required within the parking lot, and 13 large trees are provided. This includes 24 inch box Rocky Mountain Juniper and Willow Acacia trees which are low water use species in accordance with the Southern Nevada Water Authority Regional Plant List. Street landscaping is not provided as the property does not directly front on Rush Avenue or on Cactus Avenue.

Elevations

The plans depict an office/warehouse building approximately 32 feet in height, which includes a stepped parapet. Overhead coiling doors are depicted on the east and west elevations. The exterior will have CMU construction with 3 different color band systems which will create decorative finishes on all building elevations. An aluminum storefront system with a metal awning is proposed for the main entrance on the north elevation. A metal awning is also shown along the east side of the building over 1 of the overhead door openings. The awnings, as well as several person doors, are proposed to match the overhead doors. An aluminum window system with glazing is indicated for all sides of the building.

Floor Plans

The plans depict a 7,500 square foot warehouse area with 10 overhead door openings (5 on each side of the building) and 4 doors (2 on each side of the building). To the south of the warehouse area is a 1,500 square foot wash bay with 2 overhead door openings, 1 on each side of the building. To the north of the warehouse is a 1,714 square foot open display area where the main building entrance is located. The remaining 1,286 square feet includes several offices, conference room, employee breakroom, and restrooms.

Lighting

The proposed site lighting consists of 13 poles located around the perimeter of the site, as well as 6 wall mounted light fixtures with cut off lenses on the building. The maximum height of the poles is 25 feet. Each pole will have 1 light fixture attached. All exterior light fixtures will have a dark platinum finish. Per the lighting information provided, all proposed fixtures within 50 feet of a

residential property line will be fully shielded with a house side shield. There are currently no residences within 50 feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the zone change is requested to allow outside storage as a principal use. The proposed development is for an equipment rental facility that has construction equipment and vehicles that can be stored outside. The 12,000 square foot building will include a warehouse, equipment wash bay, and office areas. The warehouse will house rental equipment received from customers and storage of materials. No equipment maintenance or repair will be performed at the site. The applicant states that the proposed development is compatible with the area and existing development, and is consistent with the Enterprise Land Use Plan, Title 30, and other regulations and policies. Additionally, the applicant states that site access and circulation do not negatively impact adjacent roadways or neighborhood traffic, building and landscape materials are appropriate, building design is harmonious and compatible with the surrounding development, public health, safety, and welfare are protected, and will comply with FAA requirements.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0897-07	Reclassified this site to M-D zoning for future development	Approved by BCC	September 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Business Employment & Open Lands	R-E & M-1	Undeveloped & Las Vegas Valley Water District property
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Business Employment	R-E	Undeveloped
East	Open Lands	R-E	Undeveloped

This site is located within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
PA-23-700044	Plan amendment to redesignate the land use category of 3.8 acres from Business Employment (BE) to Industrial Employment (IE) is a companion item on this agenda.
VS-23-0824	A request to vacate easements and right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Zone Change

In addition to the standards for approval, the applicant must demonstrate the zoning district is compatible with the surrounding area.

The proposed zone change to M-1 requires approval of a concurrent amendment to redesignate the site from Business Employment (BE) to Industrial Employment (IE) so that the requested zone change may be in conformance to the Master Plan. There are several industrial uses in the surrounding area, including M-1 zoned properties, which are conforming to the IE land use designation. M-1 is also appropriate for the site since the property is located next to the Union Pacific Railroad where industrial uses with low density of people is encouraged. Therefore, the request complies with Policy 6.2.1 of the Master Plan which promotes ensuring the design and intensity of new development is compatible with established neighborhoods and uses. The request is also consistent with Policy 1.4.4 of the Master Plan which encourages in-fill development that is compatible with the scale and intensity of the surrounding area. Furthermore, the Master Plan states that industrial uses should be concentrated near airports, major transportation corridors, and railroads. For these reasons, staff finds the request for the M-1 zone is appropriate for this location.

Design Review #1

The proposed building appears to be compatible with the underlying designation of Industrial Employment as amended on the Master Plan, and the M-1 zone. The proposed site plan, landscape plan, and building elevations indicate appropriate design characteristics, building materials, and other architectural features to help create an orderly and aesthetically pleasing environment that is compatible and harmonious with the surrounding area. The proposed development is consistent with the Master Plan and meet the standards of Title 30; therefore, staff can recommend approval.

Design Review #2

The outside storage areas will be fully screened by an 8 foot tall decorative CMU security wall except for the southernmost portion of the property, which has an existing 75 foot wide easement for 2 existing water lines and a fiber optic line. The area of the easement is instead screened with an 8 foot tall steel fence with mesh fabric in removable sections. Each side of the easement will be accessed by 30 foot wide decorative manual swing gates. The proposed screening is in conformance with the requirements of Title 30 and; therefore, staff can recommend approval.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on March 6, 2024 at 9:00 a.m., unless otherwise announced.

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

- 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 final zoning inspection.
- 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 design review must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Provide paved legal access.

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 #0464-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval (design review as a public hearing for signs).

APPROVALS:

PROTESTS:

APPLICANT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC

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