

OFFICE/WAREHOUSE
(TITLE 30)

PILOT RD/PARADISE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0444-PILOT LVQ OZB LLC:

AMENDED WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking; and **2)** reduce parking lot landscaping (no longer needed).

DESIGN REVIEWS for the following: **1)** alternative parking lot landscaping (previously notified as a reduction in parking lot landscaping); and **2)** a proposed office/warehouse facility on 2.3 acres in an M-1 (Light Manufacturing) Zone and an M-1 (Light Manufacturing) (AE-60) Zone.

Generally located to the north and west of Pilot Road, approximately 480 feet west of Paradise Road within Paradise. MN/hw/syp (For possible action)

RELATED INFORMATION:

APN:

177-03-611-015

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce parking to 48 spaces for an office/warehouse facility where a minimum of 61 spaces are required per Table 30.60.1 (a 22% reduction).
2. Reduce parking lot landscaping (trees and landscaping finger islands) where parking lot landscaping is required per Figure 30.64-14 (no longer needed).

DESIGN REVIEWS:

1. Allow alternative parking lot landscaping (previously notified as a reduction in parking lot landscaping) where landscaping per Figure 30.64-14 is required.
2. Office/warehouse facility.

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.3
- Project Type: Office/warehouse
- Number of Stories: 1

- Building Height (feet): 35
- Square Feet: 40,346
- Parking Required/Provided: 61/48

Site Plans & History

The plans depict a proposed office/warehouse facility on the site of an existing 177 space overflow parking lot generally located on the west and north sides of Pilot Road and approximately 480 feet west of Paradise Road. The existing overflow parking lot was originally approved through DR-1696-06 to provide additional parking for the office/warehouse located on APN 177-03-611-006. The overflow parking lot is no longer needed, as the office/warehouse on APN 177-03-611-006, under Title 30, only requires 90 spaces where 112 spaces are provided.

The proposed 40,346 square foot office/warehouse building is shown located in the north-central portion of the site, occupying 41% of the site. The plans show that the building is oriented toward Pilot Road with the entrance facing the street. The loading bays are located in the rear of the building and are screened from the right-of-way by the building itself and from the railroad by a 4 foot tall wing/retaining wall. Parking is provided in 2 lots, 1 in the front of the building and 1 in the rear. A total of 48 parking spaces are provided with 28 spaces in the front lot and 20 spaces in the rear, which requires a waiver of development standards as a total of 61 parking spaces are required. Access to the site is provided by a 40 foot wide commercial driveway along Pilot Road. A 24 foot wide drive aisle connects the front portion of the site with the back portion of the site along the southern portion of the site.

Landscaping

The landscaping plan depicts a 28.5 foot landscaping strip behind existing 5 foot attached sidewalks along Pilot Road. This street landscaping strip consists of 7 Texas Mesquite (*Prosopis Glandulosa*) trees, where 6 would be required along the frontage. These trees are placed in a single row every 20 feet on center. An additional strip of various 5 gallon to 15 gallon shrubs is provide between the street and the front on-site parking lot. Along the perimeter of the site, a 6 foot landscaping strip is provided on the southern and western property lines. Twenty-five Southern Live Oak (*Quercus Virginiana*) trees are provided along these property lines in a single row spaced 20 feet on center. Within the rear parking lot, terminal islands are provided between 9 to 11 parking spaces. Landscaping in these islands is primarily large Southern Live Oak trees. The provided landscape strip associated with these parking spaces is 6 feet wide where 8 feet is required to have up to 12 parking spaces between terminal landscape islands. The terminating landscape island along the loading bay wing contains only shrubs and is at a reduced width of 4 feet. Within the front parking lot, both rows of parking contain terminating landscaping islands, however, the northern terminating island for both rows has been reduced to 3 feet to 4 feet wide. In addition, these terminating islands and landscaping strips along the front parking lot contain no trees, only shrubs. There are between 11 and 17 parking spaces between these landscaping strips. Due to the reduction in trees and landscaping finger islands in the parking lot, a waiver of development standards is required.

Elevations

The elevations depict a 34.3 foot tall tilt up concrete/stucco industrial building. The plans show that most of the building will consist of tilt-up concrete panels painted grey and white. A

stucco/plaster pop-out is provided in the southeast corner of the building. The pop-out is 30 feet tall and is painted an alternating white and taupe color. The pop-out will also consist of an iron color metal overhang awning over entrance ways. Access to the building is provided by a commercial storefront window and door system on the north side of the pop-out on the eastern elevation. An additional 5 commercial window systems are along the eastern elevation and 2 commercial window systems are along the southern elevation. Additional access is provided through industrial metal doors along the northeast, southeast, and southwest portions of the building. Loading access is provided by 4 grey painted roll-up metal doors along the western portion of the southern elevation of the building, and 1 grey painted roll-up metal door along the southern portion of the western façade.

Floor Plans

The floor plans depict a 40,346 square foot warehouse with accessory office spaces. The plans indicate that the overall provided warehouse space is 35,849 square feet with the accessory office area shown to be in the southeast corner of the building. The office area contains a 1,503 square foot open office space with a conference room and 4 private office spaces. The office area is also provided with a reception area, breakroom, and restrooms.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant states that the proposed office/warehouse will provide 40,346 square feet of warehouse and office space on the site of a parking lot that is not providing required parking to any surrounding developments. They also state that the surrounding area is entirely M-1 zoned warehouse developments and is near the I 215 and railroad access. The applicant states the reduced amount of parking should be sufficient, as warehouse parking is based on square footage, which, for the proposed building, is mainly storage and would not need as much parking as is required.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-1696-06	177 space overflow parking lot	Approved by PC	February 2007
TM-66-88	1 lot industrial/commercial subdivision	Approved by PC	September 1988
ZC-182-82	Reclassified the site from R-E to M-1 zoning for an industrial complex	Approved by BCC	December 1982

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & South	Business Employment	M-1	Office/warehouse development

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Business Employment	M-1	Office/warehouse development & shopping center

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Comprehensive Planning

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.

In general, the use of minimum parking requirements in industrial developments is to assure that there is sufficient parking for those employees who use the site and to account for the potential reconfiguration of industrial buildings to uses that may require additional parking. The reduction in parking by 13 spaces being requested by the applicant is significant, in that industrial uses already have a reduced minimum parking count compared to other uses. Staff finds that the proposed office/warehouse building is being essentially constructed on undeveloped land with no hardships identified and no mitigation efforts provided for the reduction in parking spaces. For these reasons, staff cannot support this waiver of development standards.

Design Review #1

The purpose of parking lot landscaping, especially in industrial developments, is to soften the appearance of the buildings from the street, but to also to provide relief from the heat caused by large expanses of pavement. Staff finds that the landscaping provided is not a sufficient alternative to the required landscaping to reduce potential impacts due to heat, as there are several areas where large expanses of the parking lot are left with no coverage and required trees have been replaced by shrubs. In addition, much of the provided alternative landscaping provided is placed in the rear of the site, where it does not serve the purpose of softening the appearance of the site. For these reasons, staff is not able to support this design review.

Design Review #2

Overall, the development as proposed provides a warehouse building that is needed in the area and is compatible with the surrounding development. In addition, the exterior of the building is attractive and would be an enhancement to the neighborhood. Landscaping provided along the street by the development is provided above what is required by Code and would enhance the neighborhood. With that said, staff finds that the issues within the parking lot areas regarding the number of spaces and landscaping being provided could outweigh the benefits of the

development, given the growth of the surrounding neighborhood and the heat burden in the area. As a result, staff cannot support the design review, as staff could not support neither the waiver of development standards nor design review #1.

Public Works - Development Review

Design Review #2

Staff cannot support the site design; the layout of the site has parking stalls immediately west of the driveway. Vehicles entering the site will come into immediate conflict with vehicles exiting those parking stalls, causing stacking in the right-of-way.

Staff Recommendation

Denial.

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:

- 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 this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.

Fire Prevention Bureau

- No comment.

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 #0263-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Paradise - approval (remove the last 6 parking spaces directly west of the driveway entrance).

APPROVALS:

PROTESTS:

APPLICANT: PILOT LVQ OZB LLC

CONTACT: PARKER SIECK, 1980 FESTIVAL PLAZA DR., SUITE 650, LAS VEGAS, NV 89135