

03/22/23 BCC AGENDA SHEET

MINI-WAREHOUSE
(TITLE 30)

FLAMINGO RD/MOUNTAIN VISTA ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-23-400013 (ZC-0118-02)-GSN FLAMINGO LP:

WAIVER OF CONDITIONS of a zone change requiring single story on all buildings, a maximum height of 30 feet in conjunction with a freestanding pharmacy and a proposed mini-warehouse facility on 3.5 acres in a C-1 (Local Business) Zone.

Generally located on the south side of Flamingo Road and the west side of Mountain Vista Street within Paradise. TS/lm/syp (For possible action)

RELATED INFORMATION:

APN:

161-20-119-002

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.5
- Project Type: Mini-warehouse facility

History & Request

The subject parcel and the parcel to the northeast (APN 161-20-119-001) were originally reclassified to C-1 zoning (ZC-0118-02) for a freestanding pharmacy and future shopping center. The pharmacy was constructed, and the subject parcel has remained undeveloped. A mini-warehouse facility is proposed with 4 single story buildings along the west and south property lines and two, 2 story buildings centrally located on the site. This application and its companion item are to establish the use and necessary site design standards to meet current Code.

Site Plans

The plans depict mini-warehouse Buildings A and B centrally located on the site with shared access from Flamingo Road and Mountain Vista Street. Four additional buildings are located along the south, west, and north perimeters of the site. Building C is located on the southern portion of the site; Building D is located on the southern portion of the west property line; Building E is located on the northern portion of the west property line; and Building F is located

on the northerly portion of the site. A gated 1 way entrance is centrally located on the site between Buildings A and B. There are 2 gated exits for the facility, 1 at the southeast corner of Building B with access to Mountain Vista Street and 1 at the north end of the site between Buildings A and F to Flamingo Road. Visitor parking is provided on the north side of Building B between the proposed building and the existing CVS Pharmacy to the north. The trash enclosure is located near the south driveway along Mountain Vista Street.

Landscaping

Landscape areas are provided along Mountain Vista Street at 15 feet to 25 feet wide, with a 15 foot wide landscape area provided along Flamingo Road. Parking lot landscaping is provided on the north side of Building B. A 10 foot to 14 foot wide intense landscape area is provided along the west and south property lines. Landscaping materials include Desert willow and Holly Oak trees with shrubs consisting of Red Yucca and Green Texas Ranger.

Elevations

Buildings A & B are 2 story and have an overall height of 28 feet at the top of the architectural details, with the bulk of the buildings having a height of 21 feet 8 inches. Buildings C, D, E, and F are single story and have an overall height of 12 feet 8 inches. The same building materials and color scheme are used throughout. Roll-up doors are located interior to the complex.

Floor Plans

Building A consists of 22,680 square feet, Building B consists of 31,542 square feet with the perimeter buildings consisting of 6,622, 6,986, 6,971, and 3,503 square feet for Buildings C, D, E, and F, respectively. The office is located at the northeast corner of Building B.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-0118-02:

- Subject to single story on all buildings, maximum height of 30 feet;
- design review as a public hearing on any substantial changes to the plans presented and for future plans for the site;
- "intense" landscape buffer adjacent to the west and south property lines;
- recording a reciprocal, perpetual cross access, ingress/egress, and parking agreements if the parcels are individually owned;
- sign setbacks per code;
- right-of-way dedication a minimum of 40 feet in width for Mountain Vista Street with necessary transitions as required;
- drainage and traffic studies and compliance;
- traffic study to also address dedication and construction of bus turn-out including passenger loading/shelter area in accordance with Regional Transportation Commission Standards;
- construct full off-sites;
- Nevada Department of Transportation approval;
- and all applicable standard conditions for this application type.

- Applicant is advised that additional land use applications will be required for additional freestanding signs if the allowable freestanding signs are all used by the pharmacy (CVS); and that any change in circumstances or regulations is justification for denial of an extension of time.

Applicant's Justification

The applicant indicates that there are 2 interior buildings that are 28 feet in height and have multiple stories. The site is lower in grade than the adjacent residential parcels, between 2 feet to 5 feet. The site has been designed to locate the single story 14 foot high buildings adjacent to the residential parcels and the 2 story buildings meet the 3:1 height setback ratio with additional intense landscape buffer between the residential parcels and the mini-warehouse buildings.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0118-02	Reclassify from R-1 to C-1 zoning for a freestanding pharmacy building with a future shopping center	Approved by BCC	March 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential
East	Neighborhood Commercial, Corridor Mixed-Use & Public Use	C-1, C-2, R-1, & P-F	Retail (CVS Pharmacy), retail center, single family residential, & elementary school

Related Applications

Application Number	Request
UC-23-0034	A use permit for a mini-warehouse facility 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.

Analysis

Comprehensive Planning

Staff can support the request to waive the condition for single story buildings and maximum height of 28 feet. The site is situated at a grade lower than the residential properties and the intense landscape buffer will provide visual relief from any bulk or mass of the proposed interior multi-story buildings. The request complies with Policy 6.2.1 of the Master Plan which promotes ensuring that the design and intensity of new development is compatible with established neighborhoods and uses; therefore, staff supports this request.

Staff Recommendation

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition will no longer fulfill its intended purpose.

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:**Public Works - Development Review**

- No comment.

Fire Prevention Bureau

- Applicant is advised 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)

- No comment.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTEST:

APPLICANT: SHURLEY DESIGN STUDIO, LLC

CONTACT: SHURLEY DESIGN STUDIO, LLC, 9270 ONESTO AVE, LAS VEGAS, NV 89148