

05/16/23 PC AGENDA SHEET

STORAGE YARD
(TITLE 30)

OLETA AVE/JONES BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0149-OLETA JONES 2.50, LLC:

ZONE CHANGE to reclassify 2.3 acres from an R-E (Rural Estates Residential) Zone to an M-1 (Light Manufacturing) Zone.

USE PERMIT to allow offices as a principal use.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping; and **2)** alternative driveway geometrics.

DESIGN REVIEWS for the following: **1)** office building; and **2)** warehouse building with outside storage yard.

Generally located on the south side of Oleta Avenue, 300 feet west of Jones Boulevard within Enterprise (description on file). JJ/al/syp (For possible action)

RELATED INFORMATION:

APN:

176-23-601-013

WAIVERS OF DEVELOPMENT STANDARDS:

1. Waive parking lot landscaping where landscaping is required per Figure 30.64-14.
2.
 - a. Reduce driveway throat depth to 20 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 20% reduction).
 - b. Permit a commercial pan driveway per Uniform Standard Drawing 224 where a commercial driveway is required per Uniform Standard Drawing 222.1.

LAND USE PLAN:

ENTERPRISE - PROPOSED BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.3
- Project Type: Office building, warehouse, and contractor storage yard
- Number of Stories: 2
- Building Height (feet): 32
- Square Feet: 5,455 (office)/7,372 (warehouse)

- Parking Required/Provided: 38/38

Site Plans

The plans depict a facility for an underground utilities contractor consisting of an office building for the administration of the company, a warehouse building, and an outside storage yard. Access to the site is provided from Oleta Avenue by 2 driveways located on the northeast and northwest corners of the site. The warehouse building is located in the central portion of the site with the office building on the central portion of the northern half of the site. The outside storage yard is located along the western and southern boundaries of the site covering an area of 28,000 square feet. The office building is set back 30 feet from Oleta Avenue and the warehouse building is located 46 feet south of the office building. The buildings will be set back a minimum of 84 feet from the east property line, and 129 feet from the west property line. The warehouse building is set back 125 feet from the south property line. Parking for the facility is located along the eastern boundary of the site and on the east and west sides of the office building. The plan shows swing gates located at the entrances to the site set back a minimum of 30 feet from the property lines and will be open during business hours. An 8 foot high split-face concrete block wall is depicted along the east, west, and south property lines. A decorative fence consisting of split-face concrete block and wrought iron is located along Oleta Avenue set back a minimum of 15 feet from the property line.

Landscaping

A minimum 15 foot wide landscape area consisting of trees, shrubs, and groundcover is located along Oleta Avenue between the existing attached sidewalk and the decorative fence. There are additional landscaped areas consisting of trees, shrubs, and groundcover located in landscaped islands in the parking areas to the east and west of the office building and adjacent to the office building. Based on the number of parking spaces provided for the development the site is short 2 large trees or 3 medium trees for the required number of trees within the parking areas per Figure 30.64-14.

Elevations

The warehouse building is 2 stories with a height of 30 feet. The building has a flat roof behind a parapet wall and the exterior of the building is constructed of split-face concrete block. There is an external staircase on the east side of the building to provide access to the second floor. There are 4 roll-up doors each on the north and south sides of the building.

The office building is 2 stories with a maximum height of 32 feet. The building has a combination flat roof behind a parapet wall and pitched roof elements with standing seam metal roofing material. The majority of the building is 26 feet in height, which is the top of the parapet wall around the flat roof areas. The highest portion of the building is a pitched roof element on the east side of the building over the entrance to the building. There is an external staircase on the west side of the building that provides access to a balcony on the north and west sides of the second floor. The exterior of the building is a combination of a stucco finish painted in earth tone colors and stone veneer.

Floor Plan

The warehouse building has 2 stories with an area of 7,372 square feet. The second floor has an area of 1,624 square feet which is office space. The first floor has an area of 5,748 square feet consisting of a locker area, restroom, equipment repair area, welding shop, and storage areas. The office building has 2 stories with an area of 5,455 square feet. The second floor has an area of 1,098 square feet consisting of offices, a conference room, restroom, and storage areas. The first floor has an area of 4,357 square feet consisting of a lobby/reception area, offices, conference room, breakroom, restrooms, computer room, and file room.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the existing developments to the north, east, and southeast are zoned M-1 so the proposed reclassification of the site to M-1 is consistent with the existing zoning in the area. To the north is an office facility in an M-1 zone for the Union Pacific Railroad, so office uses in an M-1 zone at the subject site would be consistent and compatible with existing uses in this area. The proposed use of the site is consistent and compatible with the existing adjacent developments. The waiver for parking lot landscaping is only for a portion of the site, specifically parking spaces along the eastern property line. These spaces are designed for commercial vehicles which are more difficult to maneuver and landscaping in this area would not be conducive to parking these vehicles. Landscaping will be provided for the parking areas that are adjacent to the office building. Oleta Avenue is a local street with limited traffic. The requested alternative standards for the driveway designs will have minimal site conflicts that will not result in stacking for vehicles within the right-of-way.

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-1	Union Pacific office building & crew change facility
South & West	Open Lands	R-E	Undeveloped
East	Business Employment	M-1	Convenience store, car wash, & gasoline station

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

Related Applications

Application Number	Request
PA-23-700007	Master Plan Amendment to redesignate the site from Business Employment (BE) to Industrial Employment (IE) is a companion item on this agenda.
VS-23-0150	A request to vacate and abandon government patent easements 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

Zone Change

There are existing developments adjacent to the site that are in the M-1 zoning district; therefore, reclassifying the site to an M-1 zone would be consistent and compatible with existing developments in the area. This request complies with Goal EN-5 of the Master Plan to protect the viability of industrial and employment areas within Enterprise. This site is contiguous to the Arden area and the approval of this request furthers Policy EN-5.1 to support the retention and expansion of light-industrial and employment uses in the Arden area of Enterprise. Therefore, staff can support this request.

Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

There is an existing office facility in an M-1 zone to the north of this site for the Union Pacific Railroad. The proposed office building will be for an underground utilities contractor that will also be using this site for the storage of equipment and materials for the company. Offices as a principal use at this location are consistent and compatible with other developments in this area. Staff finds this use to be appropriate at the proposed location and will not result in an adverse effect on adjacent properties; therefore, staff supports this request.

Waivers 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.

Waiver of Development Standards #1

The applicant is requesting to waive requirements for parking lot landscaping for a portion of the development. The parking areas adjacent to the office building will provide landscaping. The applicant is proposing to develop the site as a contractor's storage yard with an outside storage area. Large commercial vehicles will maneuver in the rear portion of the site and landscaping in this area could impede on-site traffic circulation. The plans show this site will provide more trees along Oleta Avenue than have been provided by existing developments along this street based on aerial photographs. Based on the number of provided parking spaces and the landscape plan the total parking lot landscaping is 2 large trees or 3 medium trees short of what is required by Code. This site is currently in an area of low heat vulnerability. Given that this is an area of

low heat vulnerability, and more trees are being provided along the street than what adjacent developments have provided, staff is not opposed to this waiver.

Design Reviews

The proposed use of the property is consistent and compatible with existing and planned developments in this area. The design of the buildings are similar to other buildings in this area; therefore, staff can support these requests.

Public Works - Development Review

Waiver of Development Standards #2a

Staff has no objection to the reduction in throat depth for the easternmost driveway on Oleta Avenue. Oleta Avenue should see minimal traffic as it only serves 4 parcels in this area and ends to the west of the site, minimizing the potential conflicts normally caused by reduced throat depth.

Waiver of Development Standards #2b

Staff has no objection to allow a commercial pan driveway per Uniform Standard Drawing 224 for the westernmost driveway on Oleta Avenue. Oleta Avenue ends immediately west of this driveway and should see minimal use.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on June 21, 2023 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

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- 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.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 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 use permit, waivers of development standards, and design reviews must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage 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 #0124-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: OLETA JONES 2.50, LLC

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