05/18/22 BCC AGENDA SHEET

OFFICE/WAREHOUSE PLACID ST/ARBY AVE
(TITLE 30)

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-22-0162-PLACID INDUSTRIAL 2021, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking; **2)** waive landscaping; and **3)** modified commercial driveway design.
DESIGN REVIEW for a proposed office/warehouse complex with outside storage on 2.2 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the west side of Placid Street and the north side of Arby Avenue (alignment) within Enterprise. MN/lm/jo (For possible action)

RELATED INFORMATION:

APN:
177-04-702-009; 177-04-702-011

WAIVERS OF DEVELOPMENT STANDARDS:
1. Reduce parking to 65 spaces where 80 spaces is required per Table 30.60-1 (an 18.7% reduction).
2. a. Waive parking lot landscaping where landscaping per Figure 30.64-14 is required.
   b. Eliminate landscaping adjacent to a residential use where required per Figure 30.64-11.
3. Reduce required throat depth to 18 feet where 75 feet is required per Uniform Standard Drawing 222.1 (a 76% reduction).

LAND USE PLAN:
ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description
General Summary
- Site Address: 7065 Placid Street & 7095 Placid Street
- Site Acreage: 2.2
- Project Type: Office/warehouse
- Number of Stories: 1
- Building Height (feet): 32
- Square Feet: 28,490 (Building A)/24,680 (Building B)
- Parking Required/Provided: 80/65

History & Request

The northerly parcel APN-177-04-702-009 was reclassified from R-E to M-D zone (ZC-0589-07) for an office warehouse building. The approved use was never constructed, and an existing residence is currently located on the parcel.

The southerly parcel APN-177-04-702-011 was reclassified from R-E to M-D zone as part of a development in conjunction with the parcel to the south for an office building with a laboratory and childcare facility (NZC-0505-08). The approved use was never constructed, and the southerly portion of that request was subsequently approved for an office building with outside storage. An existing residence is also located on this site. The proposed project will remove the 2 existing single family residences and be replaced with 2 new office/warehouse buildings.

Site Plans

The plans depict 2 office warehouse buildings located along the north and south property lines with 1 shared driveway access from Placid Street. Parking is located between the buildings and east of the proposed buildings. Loading spaces are located within the interior of the site, along the south elevation of Building 1 and north elevation of Building 2, with trash enclosures located along the drive aisle between the buildings. There is a 30 foot wide paved outside storage area located on the west side of the southerly building (Building 2).

Landscaping

The plans depict a 10 foot wide landscape area adjacent to Placid Street located under an overhead power line consisting of 24 inch box small trees planted 20 feet apart with shrubbery and rock mulch. Figure 30.64-14 allows parking lot landscaping to use the perimeter/street landscaping if medium or large trees are provided. Due to the location of the overhead power lines small trees are provided along the street frontage which are allowed by the SNRPC Regional Plant list. Perimeter or street landscaping using small trees are not counted toward parking lot landscaping. There are 4 parking lot landscape fingers located adjacent to the easterly parking area adjacent to the street landscaping. Trees are provided on the east side of the buildings; however, this does not meet the required number of trees, and shrubbery is located adjacent to the buildings. There is no parking lot landscaping located within the parking areas between the buildings.

Elevations & Lighting

The plans depict 2 proposed single story 32 foot tall office/warehouse buildings constructed of concrete panels and flat roof with varying height parapet walls which screen roof mounted mechanical equipment. The elevations also show painted accents, storefront glazed entry systems, roll-up loading doors, and shielded wall mounted light fixtures.

Floor Plans

The plans depict 2 proposed office/warehouse buildings consisting of 28,490 square feet (Building A) and 24,680 square feet (Building B). Both buildings include an open warehouse with up to 5 office spaces and restrooms.

Signage
Signage is not a part of this request.

Applicant's Justification
The applicant indicates that the proposed development is compatible with adjacent developments and site access and circulation do not negatively impact adjacent roadways or traffic. The development will have shared use agreement for parking, access, and utilities. The elimination of landscaping between the buildings is compatible with existing surrounding developments which do not provide parking lot landscaping in similar areas. The elimination of adjacent landscaping to the residential property to the southwest is minimal and the required buffer would not be visible to the adjacent residential property. Additionally, the proposed driveway entrance to the site allows for traffic movements sufficient to result in no vehicle stacking or storage requirements. Lastly, the proposed parking lot landscaping will provide sufficient shade to the vehicles present during business hours with anticipated users having 10 or fewer employees. The reduction in parking is justified as the future uses are not anticipated to be retail and will have a low employee count. At this time, the future tenants are unknown.

Prior Land Use Requests

Application Number	**Request**	**Action**	**Date**
WS-18-0231	Waivers for landscaping and an alternative commercial driveway for a vehicle rental facility	Denied by BCC	May 2018
WC-18-400075 (ZC-0589-07)	Waived full off-sites along Placid Street	Denied by BCC	May 2018
VS-18-0172	Vacated and abandoned patent easements and drainage easements	Approved by BCC	April 2018
NZC-0505-08 (ET-0132-10)	First extension of time to reclassify to M-D zoning for an office with laboratory and child care center	Approved by BCC	October 2010
VS-0719-08 (ET-0129-10)	First extension of time to vacate patent easements	Approved by BCC	October 2010
VS-0719-08	Vacated and abandoned patent easements - expired	Approved by BCC	September 2008
TM-0140-08	1 lot commercial subdivision - expired	Approved by BCC	September 2008
NZC-0505-08	Reclassified 3.5 acres to M-D zoning for an office with laboratory and child care center	Approved by BCC	August 2008
ZC-0589-07	Reclassified 1.1 acres to M-D zoning for a warehouse building with outside storage	Approved by BCC	July 2007

Surrounding Land Use

	Planned Land Use Category	**Zoning District**	**Existing Land Use**
North	Business Employment	M-D	Truck staging & parking
South	Business Employment	M-D	Office with outside storage
East	Business Employment	M-D	Office/warehouse & distribution center

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Business Employment	C-1 & R-E	Automobile maintenance, office building, & single family residential

Related Applications

Application Number	Request
VS-22-0163	A vacation of 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
Current Planning
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
Staff finds that the proposed request to reduce parking is a self-imposed hardship due to the size of the proposed buildings on the available parcels. While there are similar site layouts in the area (examples provided by applicant: 365 Arby Avenue, 375 Arby Avenue, 7115 Bermuda Road, and 7215 Bermuda Road) those buildings are part of a larger overall office/warehouse complex (McCarran Airport Center Parcel C) that did not require a reduction in parking as the site was approved in the late 1980's and early 1990's when parking calculations required more spaces and no landscaping. Although a maximum of 4 on-street parking spaces may be available for on-street parking, a waiver of development standards is still required for a reduction in parking. Additionally, by not knowing the potential users of the site, reducing the required parking may be premature. Therefore, staff is unable to support this request.

Waiver of Development Standards #2a
With continued warming from urban heat island effect, Policy 3.6.1 of the Master Plan encourages new developments through site design to provide shade to reduce heat absorption by exterior surfaces. The opportunity to provide the required parking lot landscaping is available with a new site design. While staff can appreciate the site constraint of the overhead power lines along the street frontage, by redesigning the site and reducing the square footage of the buildings, the development could provide required parking lot landscaping located outside of the overhead power lines. With the redesign, medium trees could be provided within all parking lot areas as required by Code to reduce the heat island effect of parking areas. Additionally, there

are 2 planter areas located on the easterly building faces adjacent to the easterly parking area that could provide some opportunity for taller shrubbery as a visual reprieve. Therefore, staff cannot support the request.

Waiver of Development Standards #2b
Landscaping located adjacent to residential property is required to reduce visual impact of outside storage areas which may cause adverse impacts to the neighbors, along with the bulk and mass of the proposed use. The opportunity to provide the required landscaping is available with the site design. Staff is unable to support this request.

Design Review
The proposed buildings are typical for office/warehouse construction and incorporate some exterior architectural features. The proposed area of the buildings requires significant waivers for the site design. Since staff is not supporting the waivers of development standards, staff cannot support the design review.

Public Works - Development Review
Waiver of Development Standards #3
Staff cannot support the reduction in the throat depth since it will result in stacking of vehicles into Placid Street. Additionally, the commercial site is being over built compounding the lack of throat depth. The design of the on-site circulation requires trucks to obstruct the driveway and half of the parking while attempting to access the loading docks. It is likely that trucks will back-up into the facility from the street creating an extremely dangerous condition in the right-of-way.

Department of Aviation
The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.48.120 of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

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:

Current Planning
If approved:

- Provide shrubbery located in easterly planters adjacent to the buildings that when grown at maturity will be over 4 feet in height as described in the Southern Nevada Regional Planning Coalition Regional Plant List;

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

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Coordinate with Traffic Management to return any County assets to Public Works.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided; and that fire/emergency access must comply with the Fire Code as amended.

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 #0318-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - denial.
APPROVALS:
PROTESTS:

APPLICANT: NEW WEST COMPANY
CONTACT: VTN-NEVADA, 2727 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146