

PARKING LOT MODIFICATIONS
(TITLE 30)

JONES BLVD/SUNSET RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-21-0708-AINSWORTH GAME TECHNOLOGY, INC:

HOLDOVER DESIGN REVIEWS for the following: 1) parking lot modifications; and 2) alternative parking lot landscaping in conjunction with an existing office/warehouse building on 16.5 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District.

Generally located 1,000 feet east of Jones Boulevard between Sunset Road and Rafael Rivera Way within Enterprise. MN/jt/jo (For possible action)

RELATED INFORMATION:

APN:

176-01-110-004

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 5800 Rafael Rivera Way
- Site Acreage: 16.5
- Project Type: Parking lot modifications
- Parking Required/Provided: 442/541

Request

This application is for parking lot modifications in conjunction with an existing office/warehouse building. Approximately 60 parking spaces and a driveway to Westwind Road will be removed, which are mostly located on an adjacent parcel to the east. The parcel with the additional parking spaces and Westwind Road driveway was sold in 2021, and a companion application (UC-21-0655) for a distribution center and an office/warehouse is in process to develop the adjacent site.

Since the warehouse on the subject site was originally approved, the parking calculations for a warehouse were reduced to 1.5 parking spaces per 1,000 square feet. As a result, the parking spaces on the adjacent parcel are no longer needed, and the existing parking spaces on-site exceed Title 30 standards based on the new parking ratio.

This application also includes a request for alternative parking lot landscaping for a portion of the redesigned parking spaces on-site. Also, this application is necessary since ZC-1165-07 required a design review on final plans.

Site Plan

Overall, the site includes an existing office/warehouse building with access from Sunset Road to the north and Rafael Rivera Way to the south. Loading spaces are located on the north side of the building, and parking spaces are located on the east, south, and portion of the west sides. No changes are proposed to the site except for the parking lot in the northeast portion of the site.

The site plan depicts the elimination of approximately 60 parking spaces that are mostly located on an adjacent parcel to the east. Cross access in the parking lot will be eliminated, and an 8 foot wide landscape strip will be located along this portion of the property line, which matches the landscape strip to the north and south of the site modifications. Nine additional parking spaces will be created on-site in the areas that were previously used for cross access. Based on the updated parking calculations of 1.5 parking spaces per 1,000 square feet, 541 parking spaces will be provided where 442 parking spaces are required. No other changes are proposed for the site.

Landscaping

All existing landscaping will remain unchanged. Additional landscaping includes an 8 foot wide landscape strip along the northern portion of the east property line and 3 parking lot landscape fingers within the new parking spaces. A design review for alternative parking lot landscaping is necessary since a fire hydrant and an NV Energy pull box are in 2 of the parking lot landscape fingers. As a result, large or medium trees will not be able to be placed in these landscape fingers. However, additional trees will be placed in the perimeter landscape strip.

Applicant's Justification

According to the applicant, the changes comply with Title 30 standards, and the parking lot modifications are necessary to allow for the development of the adjacent distribution centers. Furthermore, landscaping will comply with Title 30 standards to the extent possible, noting that 2 of the parking lot landscape fingers may not include trees due to a fire hydrant and an NV Energy pull box.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0594-16	Increased the area of directional signs and a comprehensive sign package	Approved by BCC	October 2016
WS-0674-14	Office/warehouse building	Approved by BCC	September 2014
ZC-0150-08	Reclassified a 2.5 acre portion from C-1 to M-D zoning and included a design review for the entire site for an industrial park	Approved by BCC	March 2008
ZC-1165-07	Reclassified a portion of the site and parcels to the west from R-E to C-2 and M-D zoning for a future development	Approved by BCC	November 2007

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1191-02	Reclassified a 1.8 acre portion from R-E to M-D zoning for an off-premises sign	Denied by BCC (subsequently approved by legal settlement)	February 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment & Neighborhood Commercial	M-D & C-P	Undeveloped & congregate care facility
South	Business Employment	R-E & M-D	CC 215 & data centers
East	Business Employment	M-D	Undeveloped & office/warehouse building
West	Business Employment	C-2	Undeveloped

The subject site and surrounding parcels to the east, west, and south are in the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
UC-21-0655	A development with a distribution center and an office/warehouse is a companion item on this agenda.
WC-21-400180 (WS-0674-14)	A waiver of conditions of a waiver of development standards application 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**

The modifications create a logical boundary for the parking lot, and the continuation of the drive aisle around the northeast side of the building creates uninterrupted access. In addition, the design of the parking lot meets Title 30 standards, and the overall number of parking spaces remaining on-site will exceed the minimum requirements. Furthermore, access to Westwind Road will be provided from the southside of the Westwind Road cul-de-sac with the development of the adjacent site for an office/warehouse and distribution center.

In addition, parking lot landscaping will be provided along the property line and within parking lot fingers. Although 2 of the parking lot landscape fingers will not have trees due to a fire hydrant and an NV Energy pull box, additional trees will be provided within the perimeter landscaping strip. Therefore, staff can support both design reviews.

Staff Recommendation

Approval.

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**

- 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

- Applicant is advised that off-site improvement permits may be required.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

COUNTY COMMISSION ACTION: February 2, 2022 – HELD – To 02/16/22 per the applicant.

COUNTY COMMISSION ACTION: February 16, 2022 – HELD – To 03/02/22 per the applicant.

COUNTY COMMISSION ACTION: March 2, 2022 – HELD – To 03/16/22 per the applicant.

COUNTY COMMISSION ACTION: March 16, 2022 – HELD – To 04/06/22 per the applicant.

COUNTY COMMISSION ACTION: April 6, 2022 – HELD – To 04/20/22 – per Commissioner Naft.

COUNTY COMMISSION ACTION: April 20, 2022 – HELD – To 05/18/22 – per the applicant.

APPLICANT: VLMK

CONTACT: VLMK, 3933 SW KELLY AVENUE, PORTLAND, OR 97239