

05/17/22 PC AGENDA SHEET

MINI-WAREHOUSE
(TITLE 30)

VEGAS VALLEY DR/TREE LINE DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0156-WHITING VEGAS:

WAIVER OF DEVELOPMENT STANDARDS for reduced throat depth.

DESIGN REVIEWS for the following: **1)** non-decorative metal siding in an urban area; and **2)** mini-warehouse on 6.1 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the north side of Vegas Valley Drive and the east side of Tree Line Drive within Sunrise Manor. TS/nr/jo (For possible action)

RELATED INFORMATION:

APN:

161-10-602-004

WAIVER OF DEVELOPMENT STANDARDS:

Reduce throat depth to zero feet where 25 feet is required per Uniform Standard Drawing 222.1. (a 100% decrease).

DESIGN REVIEWS:

1. Allow non-decorative metal siding in an urban area where prohibited per Table 30.65-2.
2. Mini-warehouse facility.

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 6418 Vegas Valley Drive
- Site Acreage: 6.1
- Project Type: Mini-warehouse
- Number of Stories: 1 to 2
- Building Height (feet): 11 feet 9 inches to 23 feet 6 inches
- Square Feet: 123,739
- Parking Required/Provided: 5/5

Site Plan

The plan shows a mini-warehouse complex with 9 proposed buildings centrally located on the 6.1 acre site. Setbacks for the mini-warehouse buildings are 20 feet for the northern property line, 31 feet on the eastern side, 29 feet along Vegas Valley Drive, and 20 feet along Tree Line Drive. Access to the mini-warehouse facility is provided from Tree Line Drive. Five parking spaces are located to the north of the office.

Landscaping

The plan indicates an attached sidewalk with landscaping per Figure 30.64-13 along Tree Line Drive and a 5 feet 6 inches landscape area along the north and eastern side of the site. A detached sidewalk with a 19 foot wide landscape area is located along Vegas Valley Drive.

Elevations

The mini-warehouse facility consists of 11 foot 9 inch high single story buildings with the only second story being Building #1 with the office and manager's unit. The entire facility is proposed to be metal buildings with gray siding, metallic rooftops, and burgundy accents for the unit doors.

Floor Plans

The plans show Building #1 with an office, manager's unit, 10 foot by 30 foot units, and a portion of the building on the south side with smaller internal units. The floor plans for each building consist of warehouse and storage space for personal belongings. Below is a table reflecting the area of the buildings:

Building Area	Square Feet
Building 1	15,045
Building 2	7,406
Building 3 & 5	24,750 each
Building 4 & 6	13,750 each
Building 7	11,250
Building 8	6,163
Building 9	6,875
Total Building Area (1 through 9)	123,739

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is requesting the design review with a waiver for a mini-warehouse facility. The applicant indicates that the proposed design review for non-decorative metal is appropriate for the area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1284-97	50 foot cellular tower - expired	Approved by PC	September 1997
ZC-1080-97	Reclassified from M-1 to M-2 zoning - expired	Approved by BCC	September 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Business Employment	R-2	Single family residential
South	Compact Neighborhood (up to 18 du/ac)	R-3	Multiple family residential
West	Business Employment	M-2	NV Energy facility

STANDARDS FOR APPROVAL:

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

Analysis

Current 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.

Design Reviews

The design of the proposed mini-warehouse is consistent with similar developments in this area. Through thoughtful site design any visual impact on the surrounding area will be minimal. The design of the buildings and the landscape areas will mitigate the impact of this facility on abutting residential developments in this area. Furthermore, building heights should be transitioned so any structure adjacent to a residential use is of similar height. Consideration was given to the height of the mini-warehouse buildings, due to the single family residential development located to the north and east of the site. The 2 story portion of the project is adjacent to Tree Line Drive, farther from the residential. Although the metal buildings are not decorative in nature, the facility will have consistent coloring. Staff finds that the design of the site and mitigation measures have been incorporated into the design of the site; however, since Public Works cannot support the waiver of throat depth, staff cannot support the design reviews.

Public Works - Development Review

Waiver of Development Standards

A site redesign would allow for the commercial driveway to meet the minimum throat depth standards. Vehicles entering the site will face immediate conflicts with parking spaces on both sides of the driveway and a gated entry adjacent to the parking. A vehicle queuing to enter the gate will block several parking spaces while the gate opens. The gate and the parking location will create a hazardous condition with vehicles stacking into the right-of-way. Traffic volumes continue to increase in this area of Sunrise Manor, as evidenced by the Vegas Valley improvement project and the Tree Line/Vegas Valley intersection and traffic signal project. Any impediment to the safe flow of traffic may result in vehicular collisions.

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:

- 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;
- Traffic study and compliance;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Traffic Division and to dedicate any necessary right-of-way and easements for the Vegas Valley and Tree Line intersection improvement and traffic signal improvement projects;
- 30 days to coordinate with Public Works - Director's Office and to dedicate any necessary right-of-way and easements for the Vegas Valley improvement project.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

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 #0143-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Sunrise Manor - denial.

APPROVALS:

PROTESTS:

APPLICANT: CLAMLAC INVESTOR, LLC

CONTACT: IZ DESIGN STUDIO, 7229 W. SAHARA AVE., SUITE 120, LAS VEGAS, NV 89117