

OFFICE/WAREHOUSE
(TITLE 30)

SOBB AVE/HINSON ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0186-SOBB INDUSTRIAL LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking; **2)** landscaping; **3)** on-site loading; and **4)** driveway geometrics.

DESIGN REVIEW for an office/warehouse on 1.3 acres in an M-1(Light Manufacturing) (AE-65) Zone.

Generally located on the south side of Sobb Avenue, 1,015 feet west of Hinson Street within Paradise. MN/nr/jo (For possible action)

RELATED INFORMATION:

APN:

162-31-701-019

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce parking to 37 spaces where 45 spaces are required per Table 30.60-1 (a 26.7% reduction).
2. Eliminate parking lot landscaping where landscaping per Figure 30.64-14 is required.
3.
 - a. Allow a 9 foot by 18 foot loading space where 10 feet by 25 feet is required per Section 30.60.080.
 - b. Allow an unscreened street facing a loading space where not allowed per Section 30.60.070.
4.
 - a. Reduce driveway throat depth to 18.5 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 28% reduction).
 - b. Allow a non-standard driveway (pan) per Uniform Standard Drawing 224 where a curb return driveway is required per USD 222.1 and where 225 is required.

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 4343 Sobb Avenue
- Site Acreage: 1.3
- Project Type: Office/warehouse
- Number of Stories: 1

- Building Height (feet): 32
- Square Feet: 29,670
- Parking Required/Provided: 45/37

Site Plans

The plans show a 29,670 square foot office/warehouse with associated parking to the north and east of the site. A semi-truck loading space is located on the north side of the building facing Sobb Avenue. An 8 foot high wall will extend along the southeastern property line from the edge of the building eastward and along the eastern property line. Access to the site is from a non-standard (pan) driveway from Sobb Avenue.

Landscaping

Per the plans a 5 foot wide to 20 foot wide landscape area is located behind a 5 foot wide attached sidewalk from Sobb Avenue. Parking lot landscaping has been eliminated from the site within the parking area on the east side of the site.

Elevations

The plans show a 32 foot high painted concrete tilt-up warehouse building with tinted glazing in clear anodized aluminum frames with painted metal access doors. A loading zone with a roll-up door is shown on the north side of the building and a second roll-up door is shown on the east side of the building towards the southern end of the building.

Floor Plans

The plans show a general floor plan of an office/warehouse, with the future tenant to construct improvements to meet their needs.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed office/warehouse is in keeping with the area and that the waivers requested are compatible with surrounding uses. The justification letter states that the anticipated occupancy is 10 employees so the parking provided should be sufficient. In regard to the street facing loading space, it will provide for on-site maneuverability on the site and limit potential of blocking the driveway. The applicant states that the parking area where the landscaping will be eliminated is surrounded by an 8 foot high CMU block wall and landscaping in the area has been reduced in the past with support from the Paradise Town Board.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|----------------------------|----------------|-------------|
| DR-0035-17 | Office/warehouse - expired | Approved by PC | March 2017 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|----------------------------|----------------------------------|------------------------|---|
| North, South, & East | Business Employment | M-1 | Office/warehouses, distribution center, & industrial uses |
| West | Business Employment | R-E | Outside storage |

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.

Waivers of Development Standards #1 and #2

Staff finds that the proposed request to reduce parking is a self-imposed hardship due to the size of the proposed building on the site. While there are similar site layouts in the area, many of the buildings are part of a larger overall office/warehouse complex that did not require a reduction in parking. Although a maximum of 4 on-street parking spaces may be available for on-street parking, a waiver 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. Although an office/warehouse may not generate large volumes of traffic, permitting a semi-truck loading space in the front of the building could create circulation issues on-site and within the cul-dul-sac bulb on Sobb Avenue.

Waiver of Development Standards #3

Staff cannot support the waiver of reduced parking lot landscaping. There is no functional reason why parking lot landscaping cannot be provided throughout the parking area at the expense of a reduced building size or further reducing parking on the site. Without landscaping to break-up the parking area this parking lot will consist of a large, paved area that will contribute to the heat island effect. Lack of landscaping will increase dust in the area and increase storm water runoff during storm events; therefore, staff finds the lack of parking lot landscaping will have a negative impact on the community and does not support the waiver request.

Design Review

Staff finds this request is generally in keeping with the industrial uses common in the area. However, staff finds the lack of parking lot landscaping will have a negative impact on the community with increase to the heat island effect, dust and storm water runoff. Through thoughtful site design Title 30 requirements can be met. Staff finds the proposed use in direct

conflict with Policy 3.6.1 of the Master Plan and does not support the waivers for parking lot landscaping, reduced parking, or loading space designs. Therefore, staff cannot support the design review for the project.

Public Works - Development Review

Waiver of Development Standards #4

Staff finds that the reduced throat depth combined with a pan driveway will result in stacking of vehicles in the street. The design makes it difficult for trucks to safely turn around on-site. Therefore, staff cannot support this request.

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.

The property lies within the AE-65 (65 - 70 DNL) noise contour for Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade Harry Reid International Airport facilities to meet future air traffic demand.

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;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Sobb Avenue and a portion of the cul-de-sac.

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;
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- 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; that separate airspace determinations will be needed for construction cranes or other temporary equipment; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

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 fire/emergency access must comply with the Fire Code as amended; and to show on-site fire lane, turning radius, and turnarounds.

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 #0319-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: NEW WEST COMPANY

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