

08/02/22 PC AGENDA SHEET

OFFICE/WAREHOUSE
(TITLE 30)

CAMERON ST/HARMON AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0347-SANCHEZ FAMILY TRUST & SANCHEZ MARGARET W TRS:

WAIVER OF DEVELOPMENT STANDARDS to eliminate parking lot landscaping.
DESIGN REVIEW for an office/warehouse on 2.5 acres in an M-1 (Light Manufacturing) Zone.

Generally located 319 feet east of Cameron Street, approximately 630 feet south of Nevso Drive within Paradise. MN/nr/jo (For possible action)

RELATED INFORMATION:

APN:

162-19-202-002

WAIVER OF DEVELOPMENT STANDARDS:

Eliminate parking lot landscaping where required per Figure 30.64-14.

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4330 Cameron Street
- Site Acreage: 2.5
- Project Type: Office/warehouse
- Number of Stories: 3
- Building Height (feet): 40
- Square Feet: 46,910
- Parking Required/Provided: 73/73

Site Plan

The plan shows a 46,910 square foot office warehouse with the main entrance to the site via an access easement from Cameron Street. Parking for the project is located on the east side of the site and loading spaces are located on the south side of the building. A 12 foot high rolling gate is located at the entrance of the site with a 6 foot high chain-link fence along the southern side of the site, extending up the eastern side and terminating on the northern side of the site.

Landscaping

A 7 foot wide landscape strip with trees and shrubs is located on the eastern side of the site. Decorative landscaping is located at the front entrance of the building. Internal parking lot landscaping has been eliminated, and the applicant requests a waiver of this requirement.

Elevations

The 40 foot tall building includes 3 stories. The second and third floors have viewing decks. Roll-up doors are located on the south, east, and north sides of the building. The building will be constructed of concrete tilt-up panels with metal awnings and decorative metal accents.

Floor Plans

The first story consists of 39,312 square feet of warehouse space and 2,983 square feet of office and lobby. On the second floor, the 2,983 square feet include: offices, recreation room, restrooms, conference room with a viewing deck, and storage. On the third floor, 1,632 square feet includes: kitchen, executive lounge, employee gym, locker rooms with restrooms, and a viewing deck.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed office/warehouse with amenities on the third floor will be for employees only and requests approval of the waiver of landscaping and overall design of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0580-07	Vacation of patent easements - expired	Approved by PC	July 2007
DR-1487-05	Office warehouse - expired	Approved by PC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & West	Entertainment Mixed-Use	M-1	Mixed industrial uses
South	Public Use	M-1	Burk High School & CCSD Bus Depot

Related Applications

Application Number	Request
VS-22-0348	A request to vacate 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

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.

Staff cannot support the waiver of elimination of 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. Without required landscaping this parking lot will consist of a large, paved area that will contribute to the heat island effect. Although a small portion of the site has some landscaping, the overall site will be paved. Lack of landscaping will increase stormwater runoff during storm events; therefore, staff finds the elimination of parking lot landscaping will have a negative impact on the community. The request to eliminate the landscaping is in direct conflict with Policy 3.6.1 of the Master Plan regarding the heat island effect; therefore, staff does not support the waiver for parking lot landscaping.

Design Review

Staff finds this request is generally in keeping with the industrial uses common in the area. However, staff finds the elimination 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. Therefore, staff cannot support the design review for the project.

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:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that existing development and uses on the site are not legally permitted and shall either be removed or brought into conformance with all County codes, regulations, and ordinances; 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.

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

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to 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; and that a cross access agreement may be needed through neighboring property.

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 #0236-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: GENERAL DESIGN & CONSTRUCTION

CONTACT: GENERAL DESIGN & CONST CO INC, 5160 ROGERS ST, LAS VEGAS, NV 89118