

08/02/22 PC AGENDA SHEET

PARKING LOT
(TITLE 30)

WARBONNET WY/SUNSET RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0191-SW CORPORATE CAMPUS OWNER LLC:

WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.

DESIGN REVIEW for a parking lot on 0.8 acres in a C-2 (General Commercial) Zone.

Generally located on the east side of Warbonnet Way, approximately 518 feet north of Sunset Road within Spring Valley. MN/nr/ja (For possible action)

RELATED INFORMATION:

APN:

163-33-813-002

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Allow a 53 foot wide driveway where 40 feet is the maximum per Uniform Standard Drawing 222.1 (a 32.5% increase).
- b. Reduce throat depth to 12 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 52% reduction).

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.8
- Project Type: Parking lot
- Parking Provided: 49

Site Plans

The plans show a new parking area with cross access with the parcel to the north and access to Warbonnet Way via the cross access. The access point to the parking lot is approximately 60 feet to the east of the driveway from Warbonnet Way, and immediately in front of an access gate to the building to the north of the parking lot. Vehicles will enter into a parking court of 10 parking spaces with a landscape median separating a single row of parking spaces fronting along Warbonnet Way. Parallel spaces are shown on the north property line and parking spaces are located on the southern property line. A block wall is located on the north and east property

lines. A block wall is not proposed on the south property line; however, cross-access is not provided to the property to the south.

Landscaping

A 5 foot wide to 8 foot 5 inch wide landscape strip is shown on the east side of the parking lot, with an 8 foot wide landscape strip behind an attached sidewalk along Warbonnet Way. Landscape islands within the interior of the lot range from 6 feet 5 inches wide to 7 feet wide. A landscape strip on the north side of the parking lot, where parallel spaces are depicted, has a 6 foot 4 inch wide landscape area which tapers off to 2 foot wide on the west side where the 6 feet should be maintained.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the stand alone parking lot serves the Southwest Corporate Campus building. The applicant states that the proposed lot will not have a negative effect on the area.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-20-900486	Modifications to an existing office/warehouse	Approved by ZA	November 2020
VS-0725-16	Vacated government patent easement	Approved by BCC	December 2016
TM-0148-16	1 lot commercial subdivision	Approved by BCC	December 2016
DR-0704-16	Parking lot with lighting	Approved by BCC	December 2016
ZC-0172-01	Reclassified a portion of the overall site to C-2 zoning for a shopping center	Approved by BCC	March 2001
ZC-1489-96	Reclassified a portion of the overall site to C-2 zoning for a shopping center	Approved by BCC	November 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-D	Office/warehouse complex
South	Corridor Mixed-Use	C-2	Undeveloped
East	Corridor Mixed-Use	M-D	Parking lot for office/warehouse complex
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

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 Review

Staff reviews design reviews for compatibility with existing and proposed development. The proposed parking lot is on the southwest side of a large office/warehouse complex adjacent to the truck entrance and loading docks with a portion of the site paved and walled off from the rest of the parking lot site. The pedestrian access to the site is traversing across the truck traffic entrance. The entrance from Warbonnet Way is a right turn to enter the new parking area. The parking lot will be an extra parking area for the existing office/warehouse to the north and east of the site. The overall design of the parking lot is not pedestrian friendly as those who will park there are provided no clear path to safely cross the truck entrance to access the building to the north; therefore, staff cannot support the design review.

Public Works - Development Review

Waiver of Development Standards

Staff has no objection to the increased driveway width and reduced throat depth for the driveway on Warbonnet Way. The driveway is existing and works in concert with the other existing driveways on the site.

Staff Recommendation

Approval of the waiver of development standards; denial of the design review.

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:

- Applicant is advised that cross access may be required to the property to the south; 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

- No comment.

Fire Prevention Bureau

- Applicant is advised that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided; applicant to show on-site fire lane, turning radius, and turnarounds; and 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: BROOKHOLLOW

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