

PUBLIC FACILITY
(TITLE 30)

US 95 SOUTH/SR 164
(SEARCHLIGHT)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0388-STATE OF NEVADA TRANSPORTATION:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** off-site improvements (sidewalk, curb, gutter, streetlights and paving); and **2)** turnaround for non-through streets.

DESIGN REVIEWS for the following: **1)** public facility (NDOT); and **2)** finished grade on 3.3 acres in a P-F (Public Facility) Zone.

Generally located on the west side of US Hwy 95 South and the north side of SR 164 within Searchlight. MN/lm/jo (For possible action)

RELATED INFORMATION:

APN:

243-34-610-007; 243-34-613-027; 243-34-613-028

WAIVERS OF DEVELOPMENT STANDARDS:

1. Waive full off-site improvements (sidewalk, curb, gutter, streetlights, and paving) along Addition Street, US Highway 95 and SR 164 where required per Section 30.52.120.
2. Waive turnaround area for non-through streets greater than 150 feet in length where required per Section 30.52.030 (Addition Street).

DESIGN REVIEWS:

1. Public facility Nevada Department of Transportation (NDOT) vehicle maintenance and materials storage facility.
2. Increase finished grade to 49 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 36% increase).

LAND USE PLAN:

SOUTH COUNTY (SEARCHLIGHT) - PUBLIC USE

BACKGROUND:

Project Description

General Summary

- Site Address: 320 State Hwy 164
- Site Acreage: 3.3
- Project Type: NDOT vehicle maintenance and materials storage facility
- Number of Stories: 2

- Building Height (feet): 32.5 (administrative offices with maintenance bay)/24 (sprung facility/structure)
- Square Feet: 2,449 (administrative offices)/5,978 (maintenance area)/797 (mezzanine) 3,085 (covered exterior vehicle storage)/4,250 (sprung facility/structure)
- Parking Provided: 15

Site Plan

The site is currently a maintenance/storage facility for NDOT. The plans depict the removal of some of the existing facilities and the relocation of the fuel island, construction of a proposed centrally located maintenance facility which includes administrative offices, indoor maintenance facility, and covered exterior vehicle storage. Access to the site is from SR 164 (Nipton Road) with 2 gated driveways. The existing communication antenna is to remain with access within the existing natural landscaping at the northeast corner of the property. The site will be regraded and a drive aisle provided along the perimeter of the building with covered parking located on the east side of the building and additional parking located between the entry driveways. On the easterly portion of the site is a sand and salt mixing area with a sprung facility/structure to store sand and salt piles. New trash enclosures and construction trailer pads are located north of the proposed building. The westerly portion of the site includes the relocated fuel island and farther to the west the existing vacuum truck catch basins remains at the northwest corner of the site with proposed sander racks. The relocated flagpole is located to the west of the westerly driveway entrance. A 5 foot wide drainage swale is located along the northerly portion of the west side of the property and along a portion of the west property line.

Landscaping

The plans depict 11.5 foot wide landscape buffer along SR 164 and parking lot landscaping. A 10 foot wide landscape area is located along the west property line. The site is enclosed with an 8 foot high decorative fence along SR 164 and a portion of the east and west property lines with most of the site enclosed with an 8 foot high chain-link fence, that includes tortoise fencing as needed along the natural area. Landscaping materials include Shoestring Acacia, Australian Pine, Red Push Pistache, Cholla, Joshua Tree, and Mojave Yucca, and assorted shrubs, groundcovers, and accent plants. The proposed gates are set back 11 feet from SR 164 and landscaping is not provided along Addition Street and US Highway 95. Since this site is zoned P-F, a waiver of development standards is not required, and these standards can be approved as part of the design review.

Elevations

The plans depict a proposed 32.5 foot high administrative and maintenance with storage building. The building exterior materials includes colored CMU block walls, standing seam metal roofing, pre-finished painted metal roll-up doors and tubular skylights. Exterior colors include beige, brown, black, and rosemary. The proposed sprung facility/structure consists of tensioned membrane and has an overall height of 24 feet.

Floor Plans

The plans depict a 12,309 square foot building that includes offices, storage, maintenance bays, equipment washroom, lube room, vehicle wash bay, and covered vehicle storage. The sprung facility/structure consists of approximately 4,250 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the site will continue to operate as a maintenance facility and will also be used for general maintenance. The applicant also states that the site has a very steep terrain, and the landscaping is to remain untouched in its natural state on a portion of the site. Landscaping and decorative wrought iron with CMU wall is provided along the southerly portion of the site and along SR 164 (Niption Road). Existing driveway entries are being widened with gated access for securing the site. The existing facilities located at the northwest portion of the site are to remain and the requested dedication of a County approved turnaround at the westerly terminus of Addition Street are not part of the proposed scope of work. The privately held parcels to the north and west are under common ownership and could take access from SR 164 (Niption Road), or Ormond Street farther to the north and have not been developed in over 48 years of family ownership. There was an attempt to submit a vacation and abandonment of Addition Street and was told that the Director of Public Works believes the request is premature at this time. The property and street alignments are located in a steeply sloped area and the terminus of Addition Street is 175 feet west of Orlando Street. The applicant also indicates that the improvement standards do not serve current or potential future development as the adjacent parcels and the Master Plan identifies the adjacent properties to the north as Corridor mixed-use and there are other creative ways to implement access to the parcels for further development in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0011-76	Vacated and abandoned a portion of Orlando Street	Approved by BCC	September 1976

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2 & R-T	Undeveloped
South	Corridor Mixed-Use	C-2	Undeveloped
East	Corridor Mixed-Use	C-2 & H-1	Undeveloped, casino, & restaurant with tavern
West	Entertainment Mixed-Use	R-T	Undeveloped

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.

Design Review #1

Staff finds the reduction to street landscaping appropriate for this site as staff is supporting the waiver of off-site improvements along Addition Street. Additionally, staff can support the reduction in gate setback as the highway improvements in the rural area are not constructed to full width. The proposed development provides new construction that includes elements of the development code such as decorative fencing and street landscaping along SR 164, and architectural details, while considering the aesthetic needs of the rural community that screens, buffers, and reduces development impact on nearby residential properties. Additionally, the site is located along the 2 major highways that bisect Searchlight, US Hwy 95 South, and SR 164 (Nipton Road). While there are few residential properties on the west side of US Hwy 95 South, the proposed improvements to the site should not have a negative impact on the surrounding community. Therefore, staff can support this request.

Public Works - Development Review

Waiver of Development Standards #1

Staff has no objection to the request to not install full off-site improvements at this time due to the lack of development adjacent to the subject site and unknown future needs for Addition Street.

Waiver of Development Standards #2

Staff has no objection to the request for a dead end street without a County-approved turnaround provided that Fire Prevention approves the request.

Design Review #2

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

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

- Applicant is advised that all lighting shall be shielded; the installation and use of cooling systems that consumptively use water may 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;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site.
- Applicant is advised that right-of-way dedication and full off-site improvements may be required with future development; and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Fire Prevention Bureau

- No comment.

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 #0276-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ASHLEY SEARCY

CONTACT: DENNIS PANNARS, KNIT, 7250 PEAK DRIVE SUITE #216, LAS VEGAS, NV 89128