

11/16/22 BCC AGENDA SHEET

PUBLIC FACILITY
(TITLE 30)

HARMON AVE/POLARIS AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-22-0524-COUNTY OF CLARK:

ZONE CHANGE to reclassify 2.0 acres from an M-1 (Light Manufacturing) Zone to a P-F (Public Facility) Zone.

DESIGN REVIEW for a proposed pump house in conjunction with an existing warehouse development.

Generally located 310 feet north of Harmon Avenue and 350 west of Polaris Avenue within Paradise (description on file). MN/sd/syp (For possible action)

RELATED INFORMATION:

APN:
162-20-212-003

LAND USE PLAN:
WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:
Project Description

General Summary

- Site Address: 3550 W. Harmon Avenue
- Site Acreage: 2
- Project Type: Pump house
- Square Feet: 582 (pump house)
- Parking Required/Provided: 50

Site Plans

The plans depict an existing warehouse on 2 acres that is currently zoned M-1 and owned by Clark County. The warehouse is used by the County for storage and the pump house is necessary due to a required high pile storage permit. The pump house is located in the southwest portion of the site, approximately 5 feet from the right of way for the overpass from Harmon Avenue to Valley View Boulevard. Fifty parking spaces are located on the south side of the building and in the southwest portion of the site, near the proposed pump house.

Landscaping

Landscaping is not a part of this application request.

Elevations & Floor Plan

The plans depict a 582 square foot pump house, 10 feet in height with a metal exterior and red enamel paint.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant states the need for a pump house arose in response to requirements for the high pile storage permit necessary for Clark County Fire Department to utilize their warehouse space and store several emergency supplies obtained both in response to Covid 19 relief efforts, and as part of their everyday operating needs. As a result, the applicant is requesting a zone change from M-1 to P-F zoning, which will allow more flexibility within an already challenging site that will benefit both our Public Works and Fire Department’s moving forward.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0760-01	Vacated and abandoned easements	Approved by PC	August 2001
TM-0195-01	Commercial subdivision	Approved by PC	July 2001
DR-0687-96	2 story 45,000 square foot warehouse	Approved by PC	May 1996
ZC-0848-95	Reclassified to M-1 zoning for an office/warehouse	Approved by BCC	June 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East & West	Entertainment Mixed-Use	M-1	Warehouse & undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

The proposed reclassification of this site to a P-F zone from an existing M-1 zone is a conforming zone change. The proposed use of the existing warehouse for use by both Clark County Public Works and Clark County Fire Department for storage of materials is consistent and compatible with approved and planned land uses on the abutting parcels to the east and west of the site.

The purpose of this zoning district is to allow for the location and development of public buildings, structures, and accessory uses. A Public Facilities use on this site will allow for the County to provide critical amenities to the community and in this case includes emergency supplies for Covid 19 relief and other storage of materials. As a result, the proposed P-F zoning is appropriate at this location.

Design Review

The P-F zoning allows flexibility within the development standards and as such waivers of development standards are not required. The proposed accessory pump house location, height, scale, and materials of the building will not adversely affect the adjacent land use. Although it is located within the standard 10 foot setback from the right-of-way, the right-of-way is part of the elevated on-ramp constructed for the Harmon Avenue/Valley View Boulevard overpass. The design of the accessory pump house for this site is functional, orderly and will not adversely affect adjacent uses or internal circulation of the site; therefore, staff recommends 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

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.
- Applicant is advised that 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: DANIELLE VICKERMAN

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