

11/16/22 BCC AGENDA SHEET

OFFICE/WAREHOUSE/MINI-WAREHOUSE
(TITLE 30)

BUTLER ST/WARM SPRINGS RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-22-0542-DURANGO STOREFLEX, LLC:

ZONE CHANGE to reclassify 2.3 acres from a C-2 (General Commercial) Zone to an M-D (Designed Manufacturing) Zone.

WAIVER OF DEVELOPMENT STANDARDS to reduce driveway throat depth.

DESIGN REVIEWS for the following: **1)** office/warehouse buildings; and **2)** mini-warehouse facility in the CMA Design Overlay District.

Generally located on the west side of Butler Street, 300 feet north of Warm Springs Road within Spring Valley (description on file). MN/gc/syp (For possible action)

RELATED INFORMATION:

APN:

176-04-401-010

WAIVER OF DEVELOPMENT STANDARDS:

Reduce throat depth for driveways along Butler Street to 7 feet 10 inches where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 68.7% reduction).

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.3
- Project Type: Office/warehouse buildings and mini-warehouse facility
- Number of Stories: 2 (office/warehouse)/4 (mini-warehouse)
- Building Height (feet): 32 (office/warehouse)/50 (mini-warehouse)
- Square Feet: 24,100 (office/warehouse)/114,000 (mini-warehouse)
- Parking Required/Provided: 42/45

Site Plans

This is a conforming zone change request from C-2 to M-D zoning. The plans show 2 proposed office/warehouse buildings on the east half of the property, and a proposed mini-warehouse facility on the west half of the property. The southern office/warehouse building (Building 1) is

approximately 50 feet from the south property line and 60 feet from the east property line. The northern office/warehouse building (Building 2) is approximately 3.5 feet from the north property line and 60 feet from the east property line. The mini-warehouse building is approximately 5 feet from the west property line, 42 feet from the north property line, and 53 feet from the south property line. Access to the site is from 2 driveways off Butler Street. The southern driveway has a throat depth of 7 feet 10 inches and the northern driveway has a throat depth of 8 feet 3 inches where 25 feet is required. The mini-warehouse facility portion of the site is gated, with an emergency access gate providing access to the adjacent property to the west. Two loading areas are located on the east side of the mini-warehouse building while leaving a minimum 20 feet clear for a 2 way drive aisle. The storage units are accessed from the interior of the building. A total of 45 parking spaces are provided where a minimum of 42 spaces are required. Loading spaces are located within the interior of the office/warehouse buildings. An 8 foot high block wall exists along the north property line.

Landscaping

The plans show a 10 foot wide landscape area with an attached sidewalk along Butler Street consisting of 24 inch box Mulga Acacia trees spaced 30 feet apart with various shrubs and groundcover, which screens the roll-up doors on the office/warehouse buildings. Parking lot landscaping complies with Figure 30.64-14.

Elevations

Both office/warehouse buildings are 2 stories, 32 feet high, and are constructed of CMU block, metal canopies, and aluminum storefront systems. The roof is flat with parapet walls. Each office/warehouse building has an overhead roll-up door on the east elevation. Another overhead roll-up door is located on the north side of Building 1 and the south side of Building 2. The mini-warehouse building is 4 stories, 50 feet high, and constructed of stucco finish, metal canopies, and aluminum storefront systems. The roof is flat with parapet walls at varying heights.

Floor Plans

The plans show a 11,800 square foot office/warehouse building (Building 1) with 10,000 square feet of warehouse space and 1,800 square foot office mezzanine. The second office/warehouse building (Building 2) is 12,300 square feet with 10,500 square feet of warehouse space and a 1,800 square foot office mezzanine. The mini-warehouse building is 114,000 square feet with storage units on all 4 floors and a small office area on the first floor.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that although the site is zoned C-2, it is unlikely to develop with retail uses since the site is located away from the main street frontages of Warm Springs Road and Durango Drive. Furthermore, the applicant states that the reduced driveway throat depths should not be an issue since Butler Street is not a through street and has minimal traffic.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0168-08	Increased building height for a hotel - expired	Approved by BCC	March 2008
ZC-0311-07	Reclassified the site from R-E to C-2 zoning for future commercial development	Approved by BCC	May 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	U-V	Undeveloped
South	Corridor Mixed-Use	C-2	Commercial center
East	Business Employment & Public Use	C-2 & R-E	Office buildings & NV Energy substation
West	Corridor Mixed-Use	C-2	Shopping center

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

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 request to M-D zoning conforms to the Master Plan which designates this site as Business Employment. Considering the site is located on a local street (Butler Street) that deadends into a cul-de-sac and is cut-off from direct access to the arterial streets of Warm Springs Road and Durango Drive by the existing buildings on the adjacent properties, the site may not be conducive for retail development that the existing C-2 zoning allows. Furthermore, although the adjacent property to the north is zoned U-V, the associated design review for a mixed-use development expired in June 2022. With the property being undeveloped and planned for Business Employment uses, it is possible that the site could become zoned M-D in the future. Therefore, staff finds the proposed zoning compatible with the existing and approved land uses in the area and can support the request.

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 Reviews

Staff finds that the proposed requests, other than the reduced throat depths, comply with Title 30 and CMA Design Overlay District requirements. The request complies with Policy 1.4.4 of the

Master Plan which encourages in-fill developments in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. The proposed office/warehouse buildings are comparable in size to the existing office buildings to the east across Butler Street. The mass of the mini-warehouse building is broken up by varying roof heights and surface planes. Additionally, the mini-warehouse building and office/warehouse buildings have a similar design with similar colors to unify the overall site. Staff finds the proposed request compatible with the surrounding area, and therefore, can support the design review request.

Public Works - Development Review

Waiver of Development Standards

Staff has no objection to the reduction in throat depth for both driveways on Butler Street. Butler Street ends adjacent to the northern portion of the site and should see low volumes of traffic.

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;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of new 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 the waiver of development standards and design reviews must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Vacate any unnecessary rights-of-way and/or easements.

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 that a cross access agreement may be required for this submittal.

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 #0029-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: OCHOA DEVELOPMENT CORPORATION

CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,
BLDG 3 SUITE 577, LAS VEGAS, NV 89134