

WAREHOUSE
(TITLE 30)

UPDATE
TORINO AVE/I-15

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-22-0471-GREEN WOOD VALLEY INC:

HOLDOVER ZONE CHANGE to reclassify 4.7 acres from an H-2 (General Highway Frontage) Zone and an R-E (Rural Estates Residential) Zone to an M-D (Designed Manufacturing) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setback; and **2)** reduce throat depth.

DESIGN REVIEW for an office/warehouse facility.

Generally located on the north and south sides of Torino Avenue and the west side of I-15 within Enterprise (description on file). JJ/sd/syp (For possible action)

RELATED INFORMATION:

APN:

177-17-404-007; 177-17-404-008; 177-17-404-014

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the front setback to 15 feet where 20 feet is required per Table 30.40-5 (a 25% reduction).
2. Reduce the throat depth along Ford Avenue to 22 feet where 100 feet is the standard per Uniform Standard Drawing 222.1 (a 78% reduction).

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3055 W. Torino Avenue
- Site Acreage: 4.7
- Project Type: Office/warehouse facility
- Building Height (feet): 35 (Building 1)/40 (Building 2)
- Square Feet: 64,600 (25,800 Building 1/38,800 Building 2/6,000 Mezzanine)
- Parking Required/Provided: 97/127

Background and Site Plans

The existing H-2 zoning does not follow the property lines because the boundary of the H-2 zoning district is located a specific distance to the west of I-15; therefore, there is a small portion of R-E zoned property included in this request. This project will replace a previously existing plant nursery on the northern portion of the site.

The plans depict a proposed 64,600 square foot office/warehouse development consisting of 2 buildings. Building 1 is centrally located on the northern parcel which is approximately 160 feet wide. It extends from Ford Avenue to Torino Avenue and abuts I-15 to the east. Ford Avenue and Torino Avenue terminate in cul-de-sacs at this site. Building 2 is located south of Torino Avenue on a site that is approximately 330 feet wide. The plans depict the proposed buildings in the center portion of the parcels with parking along the perimeter of both properties, and a 24 foot wide fire lane. There are 127 parking spaces provided where 98 spaces are required. Building 2 is set back 100 feet from the west property line, adjacent to the existing residential development. Access to the project will be from Ford Avenue only with no business access proposed from Torino Avenue to protect the residential development to the west.

Landscaping

The proposed landscape plan depicts an intense landscaping buffer per Figure 30.64-12 along the western property line south of Torino Avenue and the southern property line. The required landscaping adjacent to a freeway is shown on the eastern property line. Internal parking lot landscaping is provided with landscaped islands every 6 spaces. Landscaping consists of trees, shrubs, and groundcover.

Elevations

The building elevations depict a 35 foot tall (Building 1) and 40 foot tall (Building 2) office/warehouse building with at grade warehouse doors. The bays do not face the right-of-way. Building 2 provides an intense landscape buffer with a solid 8 foot high block wall to screen the building and warehouse doors from the residential properties. The facades that face public rights-of-way are highly articulated with multiple fenestrations. Materials for the elevations include metal siding accents with 4 complimentary colors provided for the exterior walls. Windows are provided for the office fronts of the buildings with canopies over entrances.

Floor Plans

The plans depict an open floor area for warehouse and storage and flex suites (1 through 7) with loading zones. Building 1 is 25,800 square feet and Building 2 is 38,800 square feet which includes a 6,000 square foot mezzanine.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the proposed conforming zone change, design review, and waivers of development standards will bring the site into conformance with the Master Plan. It is compatible with the surrounding land use pattern and uses, will not be detrimental to the

neighborhood nor overwhelm infrastructure and services of the immediate area, and will not negatively affect the public health, safety, and welfare.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-20-900006	Billboard digital sign conversion	Approved by ZA	January 2020
ADR-1102-10	Off-premises billboard digital sign - expired	Approved by ZA	November 2010
VC-0979-99	Increased signage in conjunction with a plant nursery	Approved by PC	August 1999
VS-1538-97	Vacated a portion of Torino Ave	Approved by BCC	October 1997
VC-1189-97	Allowed a plant nursery for the southern portion of this site - expired	Approved by PC	September 1997
VC-0929-95	Allowed a plant nursery for the northern portion of the site	Approved by PC	July 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	H-2	Undeveloped
South	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	H-2	Undeveloped
East	Entertainment Mixed-Use	R-3 & H-1	I-15 & multiple-family residential
West	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	H-2 & R-E	Single-family residential

This site is located within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
VS-22-0470	A request to vacate and abandon 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

Zone Change

The request to re-zone these parcels from H-2 & R-E to an M-D zone is conforming to the Master Plan. The proposed zoning district is within the allowable range of intensity (light industrial) designated for these properties on the Land Use Plan map. The Business Employment

category provides for concentrated areas of employment and ancillary commercial uses, such as office, distribution centers, warehouse/flex space, technology, and light industrial uses. The immediate area adjacent to I-15 is planned for light industrial uses and will be transitioning to similar uses which makes this site harmonious with the future development in the area. While there are existing single family residences to the west, efforts from the applicant to properly shield the use by providing an intense landscape buffer and prohibiting access to the site from Torino Avenue will help limit or mitigate impacts. Therefore, staff recommends approval of the zone change.

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.

Waiver of Development Standards #1

Staff finds the reduction in the street setback to 15 feet from the required 20 feet will not impact the immediate area or neighborhood as the property is located at the end of a cul-de-sac. Also, this design as proposed provides sufficient landscaping along the street frontage, and review of the plans show a sidewalk and landscaping in this immediate area to help screen the buildings from the right-of-way. In addition, there is no ingress/egress in this location and access is located just to the north; therefore, staff can support this request.

Design Review

The design of the proposed office/warehouse buildings complies with the intent and requirements of the Business Employment land use category and the requested zoning classification. Varying rooflines and contrasting colors have been utilized to break-up the mass of the buildings. In addition, the proposed project is designed to be sensitive to the surrounding neighborhood since the buildings have been positioned in a manner that attempts to screen interior uses from the perimeter street and surrounding parcel. Staff finds that the proposed design of the building's height and location on the site incorporates consideration for the residential properties to the west; therefore, staff can support this request.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to the reduction in throat depth for the Ford Avenue commercial driveway. Ford Avenue ends at 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 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 the waivers of development standards and design review must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet and a portion of the cul-de-sac for Torino Avenue.
- Applicant is advised that this site is located within a Special Flood Hazard Area (SFHA) as designated by the Federal Emergency Management Agency (FEMA).

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions; and that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised that there is an active septic permit on APN 177-17-404-014; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD *Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management*; and to submit documentation to SNHD showing that the system has been properly removed.

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 #0338-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - denial (sound attenuation for wall along I-15).

APPROVALS:

PROTESTS: 1 card

COUNTY COMMISSION ACTION: October 4, 2022 – HELD – To 11/16/22 – per the applicant.

APPLICANT: GREEN WOOD VALLEY INC

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