

01/18/23 BCC AGENDA SHEET

MINI-WAREHOUSE
(TITLE 30)

PATRICK LN/ROSANNA ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-22-400127 (ZC-1740-04)-WH PROPERTIES, LLC:

WAIVER OF CONDITIONS of a zone change requiring a design review as a public hearing to ensure the final mini-warehouse building complies with the CMA Overlay Standards and is consistent with architectural treatments shown on the office buildings and retail building with a previously approved zone change to reclassify 11.3 acres from an R-E (Rural Estates Residential) (AE-60) Zone to a C-2 (General Commercial) (AE-60) Zone for a retail and office center and mini-warehouse facility in the CMA Design Overlay District.

Generally located on the east side of Rosanna Street and the north side of Patrick Lane within Spring Valley. MN/md/syp (For possible action)

RELATED INFORMATION:

APN:

163-34-601-045

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.4
- Project Type: Mini-warehouse
- Number of Stories: 2
- Building Height (feet): 44
- Square Feet: 125,364
- Parking Required/Provided: 5/23

History and Request

The subject property was reclassified to a C-2 zoning district via ZC-1740-04 by the Board of County Commissioners (BCC) in November 2004. The zone change included the property to the north to Oquendo Road. A design review for a retail/office center and a mini-warehouse facility were approved with the application; however, the mini-warehouse facility was never constructed. The BCC imposed a condition with the previously approved zone change requiring a design

review as a public hearing to ensure the final mini-warehouse building complies with the CMA Overlay Standards and is consistent with architectural treatments shown on the office buildings and retail building. UC-1514-05 was approved by the BCC in November 2005 for recreational vehicle storage in conjunction with a mini-warehouse facility; however, that facility was never constructed and the application subsequently expired. The condition the applicant is requesting to be waived with this application was previously met through UC-1514-05, however, that use permit expired. The applicant is now proposing to construct a mini-warehouse facility on the subject property, consisting of 2.4 acres.

Site Plans

The plans depict a proposed 2 story mini-warehouse facility located at the northeast corner of Rosanna Street and Patrick Lane with the following setbacks: 1) 16 feet from the west property line adjacent to Rosanna Street; 2) 25 feet from the south property line along Patrick Lane; 3) 87 feet from the east property line adjacent to the existing commercial development; and 4) 8.5 feet from the north property line adjacent to the existing office development. Access to the mini-warehouse is granted via a commercial driveway along Patrick Lane. A second commercial driveway is located adjacent to Rosanna Street; however, that driveway will be an exit only. A waiver of development standards is required to reduce the departure distance for the commercial driveway along Rosanna Street from the intersection of Patrick Lane and Rosanna Street. The security gates to the facility will remain open during business hours and are set back a minimum of 18 feet from the west and south property lines, adjacent to Rosanna Street and Patrick Lane, respectively. The mini-warehouse requires 5 parking spaces where 23 parking spaces are provided. Six parking spaces are located along the southeast portion of the building while the remaining 17 parking spaces are provided within the interior of the facility. An existing 5 foot wide detached sidewalk is located along Patrick Lane and an existing 5 foot wide attached sidewalk is located along Rosanna Street. A design review to increase finished grade is also a part of this request. The largest increase in finished grade occurs within the central and northern portions of the site.

Landscaping

The plans depict a 25 foot wide landscape area, including an existing 5 foot wide detached sidewalk along Patrick Lane. A 16 foot wide landscape area, located behind an existing 5 foot wide attached sidewalk, is located along Rosanna Street. The street landscape area includes trees, shrubs and groundcover. A landscape area measuring up to 16 feet in width, with trees, shrubs, and groundcover, is located at the southeast corner of the site. Parking lot landscaping is equitably distributed throughout the site.

Elevations

The plans depict a mini-warehouse facility measuring up to 44 feet in height to the top of the parapet walls. The mini-warehouse facility has varying horizontal roof planes with an exterior consisting of CMU block, EIFS/stucco paneling, decorative metal panels, trim, canopies, and an aluminum storefront window system. All rooftop mounted equipment will be screened from public view and the right-of-way by parapet walls. The mini-warehouse will be painted with neutral colors consisting of white and gray.

Floor Plans

The plans depict a 2 story mini warehouse facility measuring 125,364 square feet in area. The first floor consists of 23,778 square feet of storage for household goods, 23,215 square feet of storage for art and wine, and a covered parking area measuring 15,689 square feet. The first floor features lobby areas, manager's office, retail/storage area for packing supplies, display/meeting room for art and wine, and restroom facilities. The second floor area consists of 37,987 square feet of storage for household goods and 24,695 square feet for art and wine storage.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-1740-04:

Current Planning:

- Subject to no resolution of intent and staff preparing an ordinance to adopt the zoning;
- A design review as a public hearing to ensure the final mini-warehouse building complies with the CMA Overlay standards and is consistent with architectural treatments shown on the office buildings and retail building.

Public Works – Development Review

- Right-of-way dedication to include 30 feet for Rosanna Street with related spandrels; drainage and traffic studies and compliance;
- Full off-site improvements to be coordinated with Clark County Improvement Project which may require signing Special Improvement District and Pavement Participation Agreements;
- If sidewalk does not abut back of curb, dedicate right-of-way to back of curb with applicant granting necessary pedestrian access, streetlight, and traffic control easement;
- If applicable, vacate any excess right-of-way; traffic study to also address dedication and construction of a bus turn-out, including passenger loading/shelter area in accordance with Regional Transportation Commission standards;
- All applicable vacations to be recordable prior to building permit issuance or applicable map submittal;
- And all applicable standard conditions for this application type.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the proposed mini-warehouse facility does not match the architectural treatments utilized for the existing office building to the north; however, the mini-warehouse use is compatible with the surrounding commercial development.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-19-500107	1 lot commercial subdivision	Approved by PC	July 2019

Prior Land Use Requests

Application Number	Request	Action	Date
VS-18-0248	Vacated driveway approaches along Oquendo Road and Patrick Lane	Approved by PC	May 2018
DR-0440-07	Office complex	Approved by BCC	June 2007
VS-1813-05	Vacated a portion of right-of-way being 5 feet of excess right-of-way along Rainbow Boulevard and Patrick Lane	Approved by PC	January 2006
UC-1514-05	Allowed a recreational vehicle storage in conjunction with a proposed mini-warehouse facility, waivers for alternative design and exterior materials, design review for a mini-warehouse facility and associated signage, and waiver of conditions of a zone change (ZC-1740-04) requiring the mini-warehouse facility to have consistent architectural treatments shown on the office and retail buildings - expired	Approved by BCC	November 2005
ADR-0719-05	Exterior building modifications	Approved by ZA	June 2005
ZC-1740-04	Reclassified 11.3 acres from R-E to C-2 zoning with a design review for a retail & office center and a mini-warehouse facility	Approved by BCC	November 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2	Office building
South	Corridor Mixed-Use	C-2	Office complexes
East	Corridor Mixed-Use	C-2	Shopping center, restaurant, convenience store with gasoline station, & vehicle repair
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E & R-2	Place of worship & single family residential

Related Applications

Application Number	Request
WS-22-0646	A design review for a mini-warehouse facility with a waiver of development standards for departure distance 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

The intent of the previously approved condition was to ensure a unified architectural theme and design within the future commercial development and compliance with the CMA Design Overlay District Standards. UC-1514-05 was approved by the BCC in November 2005 for recreational vehicle storage in conjunction with a mini-warehouse facility; however, that facility was never constructed and the application subsequently expired. The condition the applicant is requesting to be waived with this application was previously met through UC-1514-05, however, that use permit expired. Staff ordinarily does not support waiving conditions previously imposed by the BCC. Although the design of the proposed mini-warehouse facility does not match the architectural theme and design of the office building to the north, the contemporary design of the mini-warehouse meets the design criteria established for the CMA Design Overlay District. Therefore, staff recommends approval.

Staff Recommendation

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition will no longer fulfill its intended purpose.

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:

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: PROBITY INTERNATIONAL CORPORATION

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