

01/18/23 BCC AGENDA SHEET

MINI-WAREHOUSE
(TITLE 30)

PATRICK LN/ROSANNA ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0646-WH PROPERTIES, LLC:

WAIVER OF DEVELOPMENT STANDARDS for modified street standards.

DESIGN REVIEWS for the following: **1)** mini-warehouse facility; and **2)** finished grade on 2.4 acres in a C-2 (General Commercial) (AE-60) Zone 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

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the departure distance for a proposed driveway on Rosanna Street to 133 feet where a distance of 190 feet is required from the intersection of Patrick Lane and Rosanna Street per Uniform Standard Drawing 222.1 (a 30% reduction).

DESIGN REVIEWS:

1. Mini-warehouse.
2. Increase finished grade to 72 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 100% increase).

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. A condition of the previously approved zone change required 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. A waiver of conditions from ZC-1740-04 pertaining to the CMA Overlay Standards and consistent with architectural treatments shown on the office buildings and retail building was also approved with the use permit, but also expired. The applicant is now proposing a mini-warehouse facility with a companion item requesting to waive a previously approved condition WC-22-400127 (ZC-1740-04).

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 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, a manager's office, retail/storage area for packing supplies, a 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.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the request to reduce the departure distance is justified as the driveway located on Rosanna Street is an exit drive only; therefore, there will be little to no impact regarding the shorter departure length. The increase in finished grade is necessary because it appears the site has been lowered from its original state when the property immediately to the north was constructed. The applicant intends to put the grade back closer to its native form. The proposed mini-warehouse will not create additional stress on the community and will provide climate-controlled storage for the greater good of the neighborhood. The building has been designed and will be constructed in accordance with the requirements of the Development Code.

Prior Land Use Requests

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

Prior Land Use Requests

Application Number	Request	Action	Date
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
WC-22-400127 (ZC-1740-04)	A request to waive a condition 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 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

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

The intent of the CMA Design Overlay District is to encourage and promote a high quality level of development that produces a stable environment in harmony with existing and future development and protects the use and enjoyment of neighboring properties.

Design Review #1

Varying roof lines and contrasting colors have been utilized to break-up the mass on portions of the mini-warehouse facility. The mini-warehouse consists of a contemporary design featuring architectural enhancements, detailing, and roofline elements and is compatible with the surrounding commercial developments. Therefore, staff can support this request.

Public Works - Development Review

Waiver of Development Standards

Staff has no objection to the reduction in the departure distance for the Rosanna Street commercial driveway. The driveway is exit only and should see minimal usage based on the proposed use.

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

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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 this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Traffic study and compliance.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0189-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PROBITY INTERNATIONAL CORPORATION

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