

MINI-WAREHOUSE
(TITLE 30)

FLAMINGO RD/MOUNTAIN VISTA ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0034-GSN FLAMINGO LP:

USE PERMIT for a mini-warehouse facility.

WAIVER OF DEVELOPMENT STANDARDS for modified commercial driveway standards.

DESIGN REVIEW for a proposed mini-warehouse facility on 3.5 acres in a C-1 (Local Business) Zone.

Generally located on the south side of Flamingo Road and the west side of Mountain Vista Street within Paradise. TS/lm/syp (For possible action)

RELATED INFORMATION:

APN:

161-20-119-002

WAIVER OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce the driveway throat depth to 5 feet 7 inches along Mountain Vista Street where 25 feet is required per Uniform Standard Drawing 222.1 (a 77% decrease).
 - b. Reduce the driveway radius to 23 feet 5 inches along Flamingo Road and Mountain Vista Street where 25 feet is required per Uniform Standard Drawing 222.1 (a 6% decrease).
 - c. Reduce the driveway radius to 14 feet 9 inches along Mountain Vista Street where 15 feet is required per Uniform Standard Drawing 222.1 (a 1.6% decrease).
 - d. Reduce the driveway width to 32 feet along Mountain Vista Street where 36 feet is required per Uniform Standard Drawing 222.1 (an 11% decrease).

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: n/a
- Site Acreage: 3.5
- Project Type: Mini-warehouse facility
- Number of Stories: 1 & 2

- Building Height (feet): 28 (Buildings A and B)/12 feet 8 inches (Buildings C, D, E, and F)
- Square Feet: 22,680 (Building A)/31,542 (Building B)/6,622 (Building C)/6,986 (Building D)/6,971 (Building E)/3,503 (Building F)
- Parking Required/Provided: 75/82

Site Plans

The plans depict mini-warehouse Buildings A and B centrally located on the site with shared access from Flamingo Road and Mountain Vista Street. Four additional buildings are located along the south, west, and north perimeters of the site. Building C is located on the southern portion of the site; Building D is located on the southern portion of the west property line; Building E is located on the northern portion of the west property line; and Building F is located on the northerly portion of the site. A gated 1 way entrance is centrally located on the site between Buildings A and B. There are 2 gated exits for the facility, 1 at the southeast corner of Building B with access to Mountain Vista Street, and 1 at the north end of the site between Buildings A and F to Flamingo Road. Visitor parking is provided on the north side of Building B between the proposed building and the existing CVS Pharmacy to the north. The trash enclosure is located near the south driveway along Mountain Vista Street.

Landscaping

Landscape areas are provided along Mountain Vista Street at 15 feet to 25 feet wide, with a 15 foot wide landscape area provided along Flamingo Road. Parking lot landscaping is provided on the north side of Building B. A 10 foot to 14 foot wide intense landscape area is provided along the west and south property lines. Landscaping materials include Desert willow and Holly Oak trees with shrubs consisting of Red Yucca and Green Texas Ranger.

Elevations

Buildings A & B are 2 story and have an overall height of 28 feet at the top of the architectural details, with the bulk of the buildings having a height of 21 feet 8 inches. Buildings C, D, E, and F are single story and have an overall height of 12 feet 8 inches. The same building materials and color scheme are used throughout. Roll-up doors are located interior to the complex.

Floor Plans

Building A consists of 22,680 square feet, Building B consists of 31,542 square feet with the perimeter buildings consisting of 6,622, 6,986, 6,971, and 3,503 square feet for Buildings C, D, E, and F, respectively. The office is located at the northeast corner of Building B.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed use is compatible with the surrounding area. The proposed development provides modern building design, adequate parking, and site lighting is provided by shielded wall-mounted light fixtures. The requested waivers are for existing commercial driveways and the facility entryway is set back away from the rights-of-way.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|--|-----------------|-------------|
| ZC-0118-02 | Reclassified from R-1 to C-1 zoning for a freestanding pharmacy building with a future shopping center | Approved by BCC | March 2002 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|----------------------|---|------------------------|--|
| North, South, & West | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | R-1 | Single family residential |
| East | Neighborhood Commercial, Corridor Mixed-Use, & Public Use | C-1, C-2, R-1, & P-F | Retail (CVS Pharmacy), retail center, single family residential, & elementary school |

Related Applications

| Application Number | Request |
|------------------------------|---|
| WC-23-400013 (ZC-0118-02) | A request to waive conditions requiring single story on all buildings 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**Comprehensive Planning**Use Permit & Design Review

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Mini-warehouse facilities have been known to be quiet neighbors and not generate much traffic. In this case, the mini-warehouse facility is located adjacent to an arterial street (Flamingo Road) and a collector street (Mountain Vista Street), and the site is at a lower grade between 2 and 5 feet than the adjacent residential properties to the west and south. The proposed facility should not impact the surrounding area. The proposed Buildings A and B are located more than 47 feet from the south property line, and over 73 feet from the west property lines to the existing residential development. A 10 foot wide intense landscape buffer is provided along the west and south property lines. The request complies with Policy 6.2.1 of the Master Plan which promotes ensuring that the design and intensity of new development is compatible with established neighborhoods and uses. Staff supports these requests.

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.

Public Works - Development Review

Waiver of Development Standards

Staff has no objection in allowing the existing driveways on Mountain Vista Street to remain with the reduced throat depth, radii, and driveway width. This project is a low intensity project with 3 driveways to help mitigate any conflict caused by the reductions.

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:

Comprehensive 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

- Drainage study and compliance;
- Traffic study and compliance.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

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.

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 #0121-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: SHURLEY DESIGN STUDIO, LLC

CONTACT: SHURLEY DESIGN STUDIO, LLC, 9270 ONESTO AVE, LAS VEGAS, NV 89148