

OFFICE/WAREHOUSE FACILITY
(TITLE 30)

UPDATE
LAMB BLVD/JUDSON AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0147-LV JUDSON, LP:

AMENDED HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce throat depth; **2)** reduce departure distance; and **3)** off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).

DESIGN REVIEWS for the following: **1)** office/warehouse facility; and **2)** finished grade on a 6.2 acre portion of a 9.3 acre site in an M-D (Design Manufacturing) (AE-65 & APZ-2) Zone.

Generally located on the northwest corner of Lamb Boulevard and Judson Avenue within Sunrise Manor. TS/sd/jo (For possible action)

RELATED INFORMATION:

APN:

140-19-504-010 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce throat depth along Lamb Boulevard to **13 feet (previously notified as 64 feet 3 inches)** where 75 feet is the standard per Uniform Standard Drawing 222.1 (**an 83% reduction where 15% was previously notified**).
- b. Reduce the throat depth along Judson Avenue to **20 feet (previously notified as 10 feet 2 inches)** where 75 feet is the standard per Uniform Standard Drawing 222.1 (**a 73% reduction where 88% was previously notified**).
2. Reduce the departure distance along Judson Avenue to **171 feet (previously notified as 173 feet)** where 190 feet is required per Uniform Standard Drawing 222.1 (**a 10% reduction where 11% was previously notified**).
3. Waive full off-site improvements along Moonlite Drive (curb, gutter, sidewalk, streetlights, and partial paving).

DESIGN REVIEWS:

1. Office/warehouse facility.
2. Increase finished grade to **72 inches (previously notified as 51.6 inches)** where a maximum of 36 inches is the standard per Section 30.32.040 (**a 100% increase where 42% was previously notified**).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 9.3 (portion)
- Project Type: Office/warehouse facility
- Number of Stories: 1
- Building Height (feet): **31 (previously 35)**
- Square Feet: **118,924 (previously 128,228)**
- Parking Required/Provided: **178/178 (previously 192/198)**

Site Plans

The plans depict a proposed office/warehouse facility **with 2 separate buildings totaling 118,924 square feet** on 9.3 acres in an M-D zone **located at the northwest corner of Lamb Boulevard and Judson Avenue. The buildings are located within the center portion of the parcel with a drive aisle along the north, south, east, and west sides of the property and an east/west drive aisle separating the 2 buildings. One row of parking on both sides of the drive aisle is located to the east of the buildings, and 1 row of parking is located north, south, and west of the buildings.** Review of the plans show a split zoning for this parcel, with the western portion currently zoned R-E (Rural Estates Residential). The proposed warehouse facility will only be located on that portion zoned M-D. **The plans do depict the roll-up doors in the back of the buildings, facing west, and cannot be seen from the street. Two access points are shown along Lamb Boulevard and one right in/right out turn is located on Judson Avenue.**

A 10 foot high CMU block wall will be constructed 130 feet from the western property line, internal to the project site, to aide in screening the on-site activities from view of the residences.

Landscaping

Landscaping is shown along the perimeter of the parcel at a 15-foot width along Judson Avenue and Lamb Boulevard, and a 10-foot-wide landscape area along the western property line with trees being planted at 30 feet on center. In addition, landscape islands are provided every 6 spaces within the parking areas. Landscaping includes shrubs, trees, and groundcover.

Elevations

The plans depict a warehouse office facility at a height of **31** feet with exterior materials **being of painted concrete and large decorative windows. The roll-up doors are situated in the back of the buildings, facing west, and cannot be seen from the street.**

Floor Plans

The plans depict an open floor plan for storage and warehouse uses with a utility room and supporting office space.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that a new office/warehouse facility will be a valued amenity for the area as this type of use helps in bringing about employment opportunities. Also, there are various zoning categories in the immediate area, including other C-2 and M-D zones. The applicant states that portion of the property currently zoned R-E will not be part of this project and will remain undeveloped.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|----------------------------|--|-----------------|--------------|
| DR-1461-07 (WC-0097-08) | Waiver of conditions for cross-access and easement | Approved by PC | May 2008 |
| DR-1461-07 | Equipment rental facility | Approved by PC | January 2008 |
| WS-0165-06 | Waived off-site improvements for residential development and waived conditions of a zone change for full off-sites | Approved by BCC | April 2006 |
| ZC-1840-05 | Reclassified from R-E to M-D zoning with a design review | Approved by BCC | January 2006 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|---|------------------------|---|
| North | Ranch Estate Neighborhood (up to 2 du/ac) & Business Employment | C-1 & R-E | Single family residential & undeveloped |
| South | Ranch Estate Neighborhood (up to 2 du/ac) & Business Employment | R-E | Single family residential & undeveloped |
| East | Business Employment | R-4 | Single family residential |
| West | Ranch Estate Neighborhood (up to 2 du/ac) | R-E | Single family residential |

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

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.

Design Review #1

Staff finds the proposed office/warehouse facility incorporates and utilizes architectural treatments on all sides of the buildings to eliminate blank exterior elevations. **In addition, the applicant stated the roll-up doors face away from the street and are not in view from the right-of-way. The buildings were also decreased in height to 31 feet from the original 35 feet in height. However, the increase in finished grade potentially off-sets the reduction in building height and now the roll-up overhead doors face residential which staff typically does not support. Additionally, Public Works has recommended denial of the proposed waivers. Therefore, for these reasons, staff cannot support the design review as proposed.**

Public Works - Development Review

Waiver of Development Standards #1a

Staff finds the request to reduce the throat depth for both driveways on Lamb Boulevard to be excessive and dangerous. Drivers will encounter immediate conflicts with parking spaces, cross traffic, and a mixture of trucks and cars using the same driveways, increasing the potential for collisions.

Waiver of Development Standards #1b

Although staff has no practical problem with the throat depth on Judson Avenue due to extra landscape planters separating ingress vehicles from parking spaces, drivers will still encounter conflicts with cross traffic. Therefore, staff cannot support this request.

Waiver of Development Standards #2

Staff has no objection to the reduction in the departure distance for the **Judson Avenue** commercial driveway. Although the approach distance does not comply with the minimum standards, staff worked with the applicant on the location **and design to ensure that access to Judson Avenue is limited to right-in/left-out only. However, since staff cannot support the rest of this application, staff recommends denial of this request.**

Waiver of Development Standards #3

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the Waiver of Development Standards for full off-site improvements.

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. **However, since staff cannot support the rest of this application, staff recommends denial of this request.**

Staff Recommendation
Denial.

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

If approved:

- 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;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements for Lamb Boulevard and Judson Avenue;
- Right-of-way dedication to include 30 feet for Moonlite Drive and associated spandrel;
- **Driveway on Judson Avenue to be limited to right-in/left-out only;**
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Sunrise Manor - approval of waivers of development standards #1, #2, and #3 (streetlights), and the design reviews; denial of waiver of development standards #3 (curb, gutter, sidewalks, and partial paving).

APPROVALS:

PROTESTS: 70 cards

COUNTY COMMISSION ACTION: May 4, 2022 – HELD – To 05/18/22 – per the applicant.

COUNTY COMMISSION ACTION: May 18, 2022 – HELD – To 06/22/22 – per the applicant.

COUNTY COMMISSION ACTION: June 22, 2022 – HELD – To 08/03/22 – per Commissioner Segerblom.

COUNTY COMMISSION ACTION: August 3, 2022 – HELD – To 08/17/22 – per the applicant.

COUNTY COMMISSION ACTION: August 17, 2022 – HELD – To 09/21/22 – per the applicant.

COUNTY COMMISSION ACTION: September 21, 2022 – HELD – To 10/19/22 – per the applicant.

COUNTY COMMISSION ACTION: October 19, 2022 – HELD – To 11/16/22 – per the applicant.

COUNTY COMMISSION ACTION: November 16, 2022 – HELD – To 12/21/22 – per Commissioner Segerblom.

COUNTY COMMISSION ACTION: December 21, 2022 – HELD – To 01/04/23 – per the applicant.

COUNTY COMMISSION ACTION: January 4, 2023 – HELD – To 02/08/23 – per Commissioner Segerblom.

COUNTY COMMISSION ACTION: February 8, 2023 – HELD – to 02/22/23 – per the applicant.

COUNTY COMMISSION ACTION: February 22, 2023 – HELD – To 03/22/23 – per the applicant.

APPLICANT: MARK STEARNS

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