

02/05/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0714-PSI OQUENDO, LLC:

USE PERMIT for a mini-warehouse facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate buffering and screening; **2)** waive residential adjacency standards; and **3)** alternative driveway geometrics.

DESIGN REVIEW for a mini-warehouse facility on 4.47 acres in a CG (Commercial General) Zone.

Generally located on the west side of Fort Apache Road and the north side of Oquendo Road within Spring Valley. JJ/rr/kh (For possible action)

RELATED INFORMATION:

APN:

163-31-501-019

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate an 8 foot high decorative screen wall along the west property boundary where required per Section 30.04.02C.
2. Allow the largest structure in a multi-building development not within the core of the site where required per Section 30.04.06G.
3.
 - a. Reduce the departure distance for a driveway on Oquendo Road to 136 feet where 190 feet is required per Uniform Standard Drawing 222.1 (a 28.4% reduction).
 - b. Increase the width of a driveway on Fort Apache Road to 59 feet where 48 feet the maximum allowed per Uniform Standard Drawing 222.1 (a 24% increase).

LAND USE PLAN:

SPRING VALLEY - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.47
- Project Type: Mini-warehouse facility
- Number of Stories: 2
- Building Height (feet): 38
- Square Feet: 108,841
- Parking Required/Provided: 10/11
- Sustainability Required/Provided: 7/7.5

Site Plan

The plan depicts 3 proposed mini-warehouse buildings totaling 108,841 square feet on 4.47 acres at the northwest corner of Fort Apache Road and Oquendo Road. Building 1 is L-shaped, located on the southeast side of the property, and is set back 15 feet from the front (east) property line along Fort Apache Road, and 15 feet from the side street (south) property line along Oquendo Road. Building 3 is J-shaped and extends around the west, north, and east sides of the property. Building 3 is set back 15 feet from the rear (west), side interior (north), and front (east) property lines. Building 2 is in the center of the property.

The site will be accessed by a two-way main driveway with a median along Fort Apache Road and an exit-only driveway on Oquendo Road. Access will be controlled by 2 vehicular gates, which are more than 50 feet from the street, located to the north and south of the main driveway. An egress-only vehicular gate is proposed for the exit driveway. Parking spaces, including 1 accessible space is provided on the east side of Building 2. Additional parking and loading spaces are provided on the west side of Building 2 and the south side of Building 3. A drive aisle which ranges from 32 feet to 42 feet wide provides access to all mini-warehouse units in each building and to the parking spaces. Each unit has roll-up overhead doors. Two trash enclosures with 2 trash and 1 recycling container are located on the north side of Building 2 and the northwest corner of Building 1. Two walkways into the site are provided which connect to the public sidewalk along Fort Apache Road. An electric bicycle charging station is proposed next to the walkway on the north side of the main driveway. The north and west sides of the property have existing 6 foot high screen walls along the property line.

Landscaping

The plan shows street landscaping, parking area landscaping, and a landscape buffer along the west side of the property. Along Fort Apache Road and Oquendo Road the landscaping consists of a 5 foot wide detached sidewalk with two, 5 foot wide landscape strips on each side. The street landscaping consists of 23 large Indian Rosewood trees set approximately 30 feet on center along with 6 medium Palo Verde trees with 3 shrubs per tree, which meets the minimum requirements. Within the parking lot there are 12 medium trees provided in the landscape islands and at the ends of the parking rows per the minimum requirements. A 15 foot wide landscape buffer is provided along the west side of the property where it abuts a developed single-family detached subdivision zoned RM18. The buffer includes 2 alternating rows of large Eucalyptus trees planted 20 feet on center. There is an existing 6 foot wall along the west property line. The applicant is requesting a waiver to the 8 foot required wall. Additional medium trees are provided along the north side of the property.

Elevations

The plans depict Buildings 1 and 3 on the perimeter of the site are 31 feet in height with a flat roof and parapets. Building 2 in the center of the site is proposed to have a maximum height of 38 feet. The facades of Buildings 1 and 3 facing Oquendo Road and Fort Apache Road, as well as the interior-facing sides, will have exterior materials consisting of painted concrete panels with 3 colors, painted stucco/EIFS, metal mesh, and shade structures over windows with low-e glazing. Building 2 is located in the interior of the site with materials consisting of a painted metal panel system, metal mesh, shade structures, as well as a metal sloped roof with skylights. All interior-facing sides of the buildings will have painted roll-up doors accessing the storage

units. The 2 trash enclosures in the interior of the site will have metal roofs with double gates surrounded by painted formed concrete walls that are 6.5 feet in height.

Floor Plans

Building 1 is 22,447 square feet and is proposed to consist of 12 mini-warehouse units each with a first floor and an optional mezzanine level. The first floor unit sizes range from 1,137 square feet to 2,384 square feet. The mezzanine levels, which are accessible by way of an interior staircase, range from 450 square feet to 914 square feet. The total unit sizes range from 1,587 square feet to 3,298 square feet. Building 2 is 21,773 square feet and is proposed to consist of 13 mini-warehouse units each. Twelve units have a 940 square foot first floor level and a 470 square foot mezzanine level connected by an interior staircase. One unit has a first floor that is 637 square feet with no mezzanine. In the center of the building there is a sales/leasing office with a 1,913 square foot first floor and a 641 square foot mezzanine. Building 3 is 64,621 square feet and is proposed to consist of 33 mini-warehouse units each with a first floor and an optional mezzanine level. The first floor unit sizes range from 1,184 square feet to 2,384 square feet. The mezzanine levels, which are accessible by way of an interior staircase, range from 462 square feet to 914 square feet. The total unit sizes range from 1,646 square feet to 3,298 square feet. All units have a roll-up overhead door, an exterior access door, and an optional restroom. Each building also has a back of house area and a utility/electric room that serve each building.

Applicant’s Justification

The applicant states the use permit for the mini-warehouse development is justified because the property is located along Fort Apache Road, a major 100 foot wide right-of-way designed to accommodate commercial traffic. The site is located immediately to the north of existing commercial uses. The applicant also states the proposed use is an ideal transitional use to the residential developments to the west and south as a mini-warehouse is 1 of the least intensive commercial uses. The purpose of not providing the required 8 foot high screen wall on the west side of the property is to avoid redundant walls.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1464-02 (ET-0127-11)	Third extension of time for a shopping center and adopting C-1 and C-2 zoning	Approved by BCC	February 2012
ZC-1464-02 (ET-0339-08)	Second extension of time for C-1 and C-2 zoning for a shopping center	Approved by BCC	January 2009
ZC-1464-02 (ET-0289-05)	First extension of time for C-1 and C-2 zoning for a shopping center	Approved by BCC	January 2006
ZC-1464-02	Reclassified the site from R-E to C-1 and C-2 zoning for a shopping center	Approved by BCC	January 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Commercial complex

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
East	Corridor Mixed-Use	RS3.3	Single-family residential
West	Compact Neighborhood (up to 18 du/ac)	RM18	Single-family residential

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

Related Applications

Application Number	Request
VS-24-0713	A vacation and abandonment of patent easements and right-of-way is a companion item on this agenda.
TM-24-500154	A tentative map for a 1 lot commercial subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

When evaluating the appropriateness of a mini-warehouse facility, the proximity of uses of a similar intensity and nearby residential developments is important. Staff finds that the areas to the west, south, and east are comprised of single-family developments ranging from Mid-Intensity Suburban Neighborhood to Compact Neighborhood densities. There is also an adjoining commercial development to the north which is a mix of retail and office buildings. The mini-warehouse development could serve as a transition between the residential areas and the more intensive commercial areas to the north. In addition, staff finds that a mini-warehouse facility tends to generate very little in terms of traffic and customers as compared to other service and retail business which potentially could occur on the CG zoned site. The use permit also will comply with Policy 1.4.4, which encourages the development of viable uses as in-fill developments. For these reasons, staff can support this request.

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

The buffering standards require an 8 foot tall decorative wall along the west property boundary, which the applicant requested to be waived so as to not require a redundant wall. There is an existing 6 foot tall screen wall along this property boundary. A second CMU wall is located on the west side of an existing drainage easement that extends south from the lots on Green Vineyard Avenue to Oquendo Road. The cross sections indicate the proposed grade where the building will be located will be approximately 2 feet lower than the drainage channel on the west side of the wall. The existing wall will be effectively 8 feet in height when accounting for the difference in grade. In addition, the residences to the west of the drainage channel are over 6 feet higher than the proposed grade where the buildings will be located. Based on these facts, staff can support this request.

Waiver of Development Standards #2

The residential adjacency standards require the largest structure in multi-building developments be in the core of the site. In this case, the largest structure on the site is Building 3 which extends along the west side of the property closest to the abutting residential neighborhood. According to the applicant, this design was done to maximize the site and provide appropriate on-site circulation. Building 2 which is in the core of the site, is the tallest structure at 38 feet compared to 31 feet for Building 3; however, it is not the largest structure. Building 3 will also be at a lower grade compared to the adjacent residential neighborhood to the west, reducing its impact. Based on these facts, staff can support this request.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Overall, staff finds the proposed design of the mini-warehouse facility is similar to other such facilities in the Las Vegas Valley as well as in the immediate area. The buildings have architectural features and articulations on all 4 sides which are in accordance with the design standards. All roll-up doors face the interior of the site and are not oriented towards the streets or residential areas. Parking, landscaping, and setback requirements are all in compliance with the Code. Additional landscaping is also provided along the north side of the property. Therefore, staff can support this request.

Public Works - Development Review

Waiver of Development Standards #3a

Staff has no objection to the reduction in the departure distance for the Oquendo Road commercial driveway. Oquendo Road ends at Grand Canyon Drive which should see a low volume of traffic and the median island on Fort Apache Road prevents left-turn movements so vehicles will have to travel to Grand Canyon Drive to go north.

Waiver of Development Standards #3b

Staff has no objection to the increase in driveway width along Fort Apache Road. The extra space provides better site circulation and increases the visibility for vehicles entering and exiting the site.

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

- 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 approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Oquendo Road;
- Coordinate with Public Works - Development Review Division for utility point of connections;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

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 #0412-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: PARTING SEAS INVESTMENTS, LLC

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE #650, LAS VEGAS, NV 89135