

CROSS-ACCESS
(TITLE 30)

OQUENDO RD/EDMOND ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-20-400160 (ZC-20-0257)-SIF BRASS SW PREMIER INDUSTRIAL CENTER, LLC:

WAIVER OF CONDITIONS of a zone change requiring to provide cross-access to the undeveloped property to the north in conjunction with a proposed office/warehouse complex development on 9.1 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the north side of Oquendo Road and the east side of Edmond Street within Spring Valley. MN/nr/jd (For possible action)

RELATED INFORMATION:

APN:

163-36-501-033

LAND USE PLAN:

SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 9.1
- Project Type: Cross-access
- Number of Stories: 1
- Building Height (feet): 40 (Building A)/42 (Building B)
- Square Feet: 70,000 (Building A)/89,300 (Building B)
- Parking Required/Provided: 240/246

Site Plans

In September 2020, the Board of County Commissioners approved ZC-20-0257 for an office/warehouse complex consisting of 2 buildings. Building A consists of 70,000 square feet and Building B consists of 89,300 square feet. Both are oriented in an east/west direction with the overhead roll-up doors and loading docks facing the interior of the site. The overhead roll-up doors and loading docks do not face the public right-of-way or any residential uses. Parking for the facility is located on all 4 sides of the parcel. Access to the project site will be provided by 2 commercial driveways proposed along Oquendo Road and Edmond Street.

Landscaping

Previously approved plans show street landscaping consists of a 10 foot wide landscape area behind an attached sidewalk along Oquendo Road and a 20 foot landscape area behind an attached sidewalk along Edmond Street. Five to 7 foot wide landscape planters are located along the north and east perimeters of the site. Interior to the site, landscaping is distributed throughout the parking lot and around the front and side portions of the building footprint.

Elevations

The previously approved plans depict Building A with a maximum height of 40 feet to the top of the parapet wall with the loading dock area located on the north side of the building and screened from public view by the building itself. The materials consist of concrete tilt-up paneling with horizontal banding, vertical pop-outs, metal canopies, and will be painted with neutral earth tone colors. Portions of the south, east, and west elevations include aluminum storefront doors and window systems.

The previously approved plans depict Building B with a maximum height of 42 feet to the top of the parapet wall with the loading dock area to be located on the south side of the building and screened from public view by Building A. The materials consist of concrete tilt-up paneling with horizontal banding, vertical pop-outs, metal canopies, and will be painted with neutral earth tone colors. Portions of the north and west elevations include aluminum storefront doors and window systems.

Floor Plans

The previously approved plans show Building A as a 70,000 square foot warehouse building with incidental office uses, and Buildings B depict a 89,300 square foot warehouse building with incidental office uses.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-20-0257:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Provide future cross access to the undeveloped property to the north;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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 the waiver of development standards and design review must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;

- Applicant to install 32 foot wide access road paving from the existing paving on Quail Avenue east to Edmond Street.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

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 #0114-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Signage

Signage was not a part of the original request.

Applicant's Justification

The applicant indicates that both the project site and the property to the north have direct access onto Edmond Street; therefore, the cross-access should not be required.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-20-0257	Reclassified this site to M-D zoning for a warehouse/office complex	Approved by BCC	September 2020
VS-20-0258	Vacated a portion of right-of-way being Hauck Street	Approved by BCC	September 2020

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0202-03	Vacated and abandoned patent easements	Approved by PC	April 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-D	Undeveloped (approved for an office/warehouse complex)
South	Business and Design/Research Park	M-D	Office/warehouse development
East	Business and Design/Research Park	C-2 & M-D	Undeveloped & office/warehouse building
West	Office Professional	R-E & C-P	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

The requirement for cross access in ZC-20-0257 was required by staff to encourage and promote development that produces a stable environment in harmony with existing and proposed development and cross access is required by code. Based on the information provided by the applicant, the use to the north requires a secure site due to the nature of the operations on the site. Staff finds that it is reasonable to remove the requirement for cross-access since the development complies with the Comprehensive Master Plan and the CMA Design Overlay District. Therefore, staff can support the request.

Staff Recommendation

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the conditions 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Public Works - Development Review**

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: JASON KUCKLER

CONTACT: JASON KUCKLER, BRASS CAP DEVELOPMENT, 7115 BERMUDA ROAD,
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