

MEDIUM MANUFACTURING
(TITLE 30)

CAMERON ST/POST RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-21-0174-POST INDUSTRIAL, LLC:

ZONE CHANGE to reclassify a 0.5 acre parcel from an M-D (Designed Manufacturing) (AE-65) Zone to an M-1 (Light Manufacturing) (AE-65) Zone.

USE PERMITS for the following: **1)** medium manufacturing; **2)** allow accessory structures not architecturally compatible; and **3)** allow alternative design standards.

DESIGN REVIEW for a metal building.

Generally located on the north side of Post Road, 425 feet west of Cameron Street within Paradise (description on file). MN/sd/jo (For possible action)

RELATED INFORMATION:

APN:

162-31-312-016

USE PERMITS:

1. Allow a medium manufacturing facility (small arms ammunition) in an M-1 (Light Manufacturing) Zone per Table 30.44-1.
2. Allow a metal accessory building (metal building) not architecturally compatible with the principal building where required per Table 30.44-1.
3. Allow nondecorative metal siding where not permitted per Table 30.56-2A.

LAND USE PLAN:

WINCHESTER/PARADISE - INDUSTRIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 4730 Post Road
- Site Acreage: 0.5
- Project Type: Medium manufacturing/accessory structure
- Building Height (feet): 13 (accessory structure)
- Square Feet: 1,280 (accessory structure)
- Parking Required/Provided: 144/163

Site Plans

The plans show an industrial complex composed of 6 buildings with parking evenly distributed throughout the complex. An entry point is provided from both Post Road and Cameron Street. The subject parcel is located within an existing 5.3 acre office/warehouse complex. The applicant is requesting to rezone a portion of the overall site from an M-D (Designed Manufacturing) to an M-1 (Light Manufacturing) zone to allow for the manufacturing of ammunition. The subject parcel is in the southwest portion of the complex within Building D. The applicant is also proposing to install a vertical metal accessory building located on the east side of the existing building that is used for ammunition testing associated with manufacturing. The accessory structure and Building D are partially shielded from the drive aisle and street with an existing 8 foot high block wall that complies with all setbacks. Each building is subdivided into 2 separate lease areas resulting in 12 subdivided units within 6 buildings each with their own yards and parking areas with additional parking provided throughout the entire complex.

Landscaping

Landscaping is not a part of this application.

Elevations

The plans depict an accessory structure that is 13 feet in height, 80 feet long for a total square footage of 1,280 square feet and will be painted to match the existing building. The existing office/warehouse building is 27 feet in height with a painted canopy and has a flat roofline with parapet walls and painted in neutral colors.

Floor Plans

The plans depict an open floor plan for the testing of ammunition that will be manufactured on-site. Building D shows an open floor plan for the manufacturing of ammunition and will have offices and a restroom.

Signage

Signage is not a part of this request.

Applicant's Justification

The special use permit is to allow for testing of firearms manufactured in the primary building. The proposed application is to reclassify the subject 0.5 acre parcel within the existing industrial complex to allow the manufacturing of small arms ammunition with the approximately 5,000 square foot portion of the building. This application is appropriate and compatible with uses in the area, the subject site, building and complex.

The zone change request complies with the Paradise Land Use Plan and Code requirements for a medium manufacturing use. The proposed use is allowed in the M-1 zone which is a more appropriate zoning for manufacturing of ammunition. The special use permit application to allow the testing of the manufactured ammunition is an accessory and incidental use in conjunction with the manufacturing use and is; therefore, a specified use with the operation of the manufacturing use.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-1994-04	Waivers for overheight walls within street setbacks, and design review for an office/warehouse complex	Approved by BCC	December 2004
VS-1997-04	Vacated and abandoned easements	Approved by BCC	December 2004
TM-5000677	Industrial subdivision	Approved by BCC	December 2004
ZC-1695-03	Reclassified 5.2 acres from R-E to M-D zoning	Approved by BCC	December 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & West	Industrial	M-D	Office/warehouse
South	Industrial	M-1	Warehouse

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**Zone Change

Staff finds that the proposed zone change for a single parcel within the overall site is appropriate and is compatible with the surrounding neighborhood, which is primarily industrial. The proposed zone change does conform to Urban Land Use Policy 7 of the Comprehensive Master Plan, which encourages land uses that are complementary and/or are of similar scale and intensity should provide appropriate connectivity and should not be segregated. The rezoning will allow for the medium intensity manufacturing of ammunition.

Use Permits

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 Comprehensive 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.

Use Permit #1

Staff finds that the proposed request will not adversely impact the surrounding area. The request does comply with Land Use Goal 1 of the Comprehensive Master Plan, which encourages and promotes economic viability and employment opportunities with developments that are compatible with adjacent land uses. In addition, Urban Land Use Policy 100 states, in part, new businesses are to be compatible with existing land use patterns and adjacent uses. A medium manufacturing use is compatible with the approved zoning in this area that is designated for manufacturing and industrial uses. Therefore, staff can support this request.

Use Permits #2 & #3

The design of the accessory structure incorporates proper building placement on the site with all required setbacks being met. The request complies in part with Urban Specific Policy 10 of the Comprehensive Master Plan which encourages site designs to be compatible with adjacent land uses and complying in part with Urban Specific Policy 44 of the Comprehensive Master Plan which encourages accessory structures to be positioned to reduce their visual impact on the street. Review of the plans show an existing 8 foot high security wall surrounding the parcel that partially shields the metal building from the street. Likewise, adjacent land uses are primarily industrial, thus the metal building will not have adverse impacts to the surrounding area and is a common element with industrial uses. Staff can support these requests.

Design Review

Staff can support the design review for the vertical metal building. The proposed location will not adversely impact the complex or the adjacent uses. The metal building is partially screened from the street by an existing 8 foot block wall. Staff can support this request.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for McCarran International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.48.120 of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

The property lies within the AE-65 (65 - 70 DNL) noise contour for McCarran International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade McCarran International Airport facilities to meet future air traffic demand.

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Resolution of Intent to expire when this business ceases unless the remainder of the industrial complex is rezoned to an M-1 Zone.
- Applicant is advised that 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; and that 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.

Public Works - Development Review

- No comment.

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;
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- 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; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: DAVID PERISSET

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