

06/15/21 PC AGENDA SHEET

OUTSIDE STORAGE YARD
(TITLE 30)

LAMONT ST/CARTIER AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-21-400065 (WS-19-0178)-CONTRI CONSTRUCTION COMPANY:

WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: **1)** parking lot landscaping; **2)** alternative street landscaping; **3)** mechanical equipment screening; **4)** architectural masking; and **5)** allow modified driveway design standards.

DESIGN REVIEWS for the following: **1)** outside storage yard; **2)** accessory office building; and **3)** existing modular office buildings on 5.0 acres in an M-1 (Light Manufacturing) (AE-70) (APZ-2) Zone.

Generally located on the east side of Lamont Street, 240 feet north of Cartier Avenue within Sunrise Manor. MK/bb/jo (For possible action)

RELATED INFORMATION:

APN:

140-17-703-015

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce parking lot landscaping where landscaping per Figure 30.64-14 is required.
2. Permit alternative street landscaping where landscaping is required per Figure 30.64-13 and Section 30.64.030.
3. Permit existing mechanical equipment to not be screened where screening is required per Table 30.56-2.
4. Eliminate architectural masking for a foundation or anchoring system associated with existing modular office buildings where architectural masking is required per Table 30.56-2.
5. Reduce throat depth for a commercial driveway on Lamont Street to 18.5 feet where a minimum of 25 feet is the standard per Uniform Standard Drawing 222.1 (a 26% reduction).

LAND USE PLAN:

SUNRISE MANOR - INDUSTRIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 2650 N. Lamont Street
- Site Acreage: 5

- Project Type: Outside storage yard, accessory office building, existing modular office buildings
- Number of Stories: 1 (accessory office building and modular office buildings)
- Building Height (feet): 19 (accessory office building)/13 (modular office buildings)
- Square Feet: 3,447 (accessory office building)/2,160 and 1,440 (modular office buildings)
- Parking Required/Provided: 24/24

Site Plans

The approved plans depict an existing outside storage yard with 2 existing modular office buildings on a 5 acre site. A proposed accessory office building consisting of 3,447 square feet is located at the northwest corner of the site. Immediately to the east of the office building are 2 existing modular office buildings, consisting of 2,160 square feet and 1,140 square feet, respectively. Building permit 98-20629 was issued in September 1998 for the 2,160 square foot modular building. The outside storage yard consists of 207,454 square feet, of which 103,200 square feet is located within the east half of the site and is exempt from Air Quality regulations. The outside storage area that is exempt from paving will contain heavy trucks, construction equipment, and non-flammable materials. The remaining west half of the site is not exempt from Air Quality regulations and must be paved. Twenty-four parking spaces are provided for the site where 24 spaces are required. Eleven of the required parking spaces are located immediately to the east of an internal 24 foot wide access gate. A proposed 5 foot wide attached sidewalk is located along Lamont Street. A 5 foot wide pedestrian walkway connects the accessory office building to the sidewalk along the street frontage. Access to the project site is granted via a proposed commercial driveway adjacent to Lamont Street. The required trash enclosure is located 72 feet south of the proposed office building. The anticipated hours of business operation are from 6:00 a.m. to 6:00 p.m., Monday through Friday. The applicant states the existing modular office buildings will be removed from the project site within 45 calendar days following the certificate of occupancy for the accessory office building.

Landscaping

A landscape area ranging between 7.5 feet to 9.5 feet is located along Lamont Street. Ten small 24 inch box trees will be planted 20 feet on center along Lamont Street where 13 small trees are required. Groundcover and shrubs are also located within the landscape area. An 8 foot high decorative stucco block wall is located behind the landscape area along Lamont Street. A 140 foot wide NV Energy easement encumbers a significant portion of the street landscape area, limiting the size and type of tree that may be planted within the easement. The northwest portion of the project site includes parking lot landscaping; however, the 14 parking spaces located immediately to the east of the mechanical gate do not include any landscaping.

Elevations

The approved plans depict a proposed single story accessory office building with an overall height of 19 feet to the top of the parapet wall. The building consists of an EIFS exterior with decorative pop-outs located on the west and south elevations. Windows are located on all sides of the building and the roof mounted mechanical equipment will be screened by the parapet walls. The existing modular buildings measure 13 feet in height and feature a standing seam metal roof with oriented strand board (OSB) sheathing with a masonite trim.

Floor Plans

The approved plans depict a proposed accessory office building consisting of 3,447 square feet. The office building contains multiple offices, a conference room, reception area, kitchen, restroom facilities, copy room, janitor's closet, storage room, and a server room. The existing modular office buildings consist of 2,160 square feet and 1,440 square feet, respectively.

Previous Conditions of Approval

Listed below are the approved conditions for WS-19-0178:

Current Planning

- Modular office buildings to be removed within 45 calendar days following the issuance of the certificate of occupancy for the accessory office building;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operations;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- No gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24-hour period, not to exceed 50 persons per acre at any time.
- Applicant is advised that approval of this application does not constitute or imply approval of any other County issued permit, license or approval; applicant must comply with Air Quality regulations including required dust control measures and obtain any necessary permits; that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension; 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;
- Full off-site improvements.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised to schedule an appointment with the SNHD Environmental Health Division at (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that if connecting to a public sewer, a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0106-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is requesting a 2 year extension of time to complete the proposed new office building as an accessory to outside storage. Contri construction company has experienced various construction delays, including the need to divert resources from the construction project during the Covid-19 pandemic. Progress is continuing with a drainage study approved and related easement granted, NV Energy design approval, and fire hydrant easement. Plans for site work were coordinated with Clark County Department of Environment and Sustainability.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0178	Waived landscaping, screening, and driveway standards	Approved by PC	April 2019
WC-0195-98 (ZC-2046-97)	Off-site improvements	Approved by BCC	June 1998
ZC-2046-97	Reclassified the project site from M-D to M-1 zoning for a contractor's storage yard; use permit for a contractor's office building in an APZ-2 zone; and variances to permit a temporary office trailer and waive the requirement for on-site paving to allow a gravel parking lot in the storage yard - use permit and variances - expired	Approved by BCC	January 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & West	Industrial & Business and Design/Research Park	M-1	Warehouse, industrial, & outside storage uses
South	Business and Design/Research Park	M-1	Industrial & warehouse buildings

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval. However, the applicant has had the drainage study approved (PW19-13442) and the off-site improvement plans have been

submitted and are under review (PW19-15065). In addition, the proposed waivers will not significantly change the character of the area; therefore, staff can support this request.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

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

- Until April 16, 2023 to commence.
- 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

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Sunrise Manor - approval (18 months to commence).

APPROVALS:

PROTEST:

APPLICANT: ANNE JOHNSON

CONTACT: ANNE JOHNSON, SPARKFLIGHT STUDIOS, 1489 W. WARM SPRINGS RD,
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