

MINI-WAREHOUSE
(TITLE 30)

UNIVERSITY CENTER DR/FLAMINGO RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-21-400067 (ZC-18-0905)-SWENSON 72, LLC:

USE PERMIT FIRST EXTENSION OF TIME for a proposed mini-warehouse facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased height; and 2) waive the requirement for sidewalks or a buffer around the building footprint.

DESIGN REVIEW for a proposed mini-warehouse facility on 1.4 acres in a C-1 (Local Business) (AE-60) Zone within the Midtown Maryland Parkway District.

Generally located on the east side of University Center Drive, 1,160 feet north of Flamingo Road within Paradise. TS/md/jo (For possible action)

RELATED INFORMATION:

APN:

162-15-801-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 38.5 feet where 35 feet is permitted per Table 30.40-4 (a 10% increase).
2. Waive the requirement to provide a minimum 5 foot wide sidewalk or a minimum 7 foot wide buffer to separate buildings from pavement for a parking aisle or space per Section 30.60.050.

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.4
- Project Type: Mini-warehouse facility
- Number of Stories: 3
- Building Height (feet): Up to 38.5
- Square Feet: 86,076
- Parking Required/Provided: 5/5

History & Request

The C-1 zoning was approved via ZC-18-0905 by the Board of County Commissioners in April 2019 on the subject parcel, consisting of 1.4 acres, for a mini-warehouse facility measuring 86,076 square feet. The zoning for the subject property was not subject to a resolution of intent and, therefore, was made permanent. The applicant is requesting a first extension of time for the use permit, waivers of development standards, and design review associated with the original zone change approval.

Site Plans

The previously approved plans depict a proposed mini-warehouse facility located on an undeveloped 1.4 acre site that is surrounded by existing R-5 zoned multiple family residential development. The overall facility will consist of 2 buildings located near the north and south perimeters of the site. A 27 foot wide drive aisle is located between the buildings with a turn-around at the eastern portion of the property. The access gate to the facility is located within the interior of the site beyond the customer parking area. Access is taken from 1 driveway on University Center Drive. A total of 5 parking spaces are provided where a minimum of 5 parking spaces are required.

Landscaping

The previously approved plans depict a 20 foot wide landscape area behind an attached sidewalk is located along University Center Drive. A 10 foot wide landscape area with trees spaced 30 feet apart are located along all other perimeter property lines. The subject development is in the Midtown Maryland Parkway District which requires "Art Work" in addition to landscaping. Within the 20 foot wide landscape area along University Center Drive the owner proposes to install a sculpture of about 6 feet in height constructed of steel. The steel sculpture will have a spiral design that wraps around the center post.

Elevations

Both buildings are 3 stories, 38.5 feet high with parapets and some variation in roofline. The building materials include exterior plaster and stucco finish with metal panel accents, aluminum and glass storefront windows and doors.

Floor Plans

The northern building is 46,500 square feet with storage units of various sizes. The southern building is 30,975 square feet with storage units of various sizes. The office is located in the southern building which consists of a reception area, office, and restroom. There will be a total of 516 storage units, all of which are accessed interior to the buildings.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-18-0905:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;

- Install window tint to control possible glare from lighting which may reflect towards residential properties;
- Design review for signage;
- 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 use permit, waivers 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;
- Commercial curb return driveway per Uniform Standard Drawings 222.1 and 225 with a minimum width of 32 feet from the lip of gutter to lip of gutter.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show fire hydrant locations on-site and within 750 feet; that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided; to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; and that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

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 #0652-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant is requesting an extension of time for an additional 2 years to commence the project to ensure all the requirements for the development are met. The reason for the extension of time request is also due to the necessity to increase the finished grade for the site, due to the discovery of groundwater during a geotechnical investigation of the project site.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-18-0905	Reclassified this site to C-1 zoning for a mini-warehouse facility	Approved by BCC	April 2019
DR-0790-03	140 unit senior apartment complex - expired	Approved by BCC	August 2006
ZC-1365-02	Reclassified this site to U-V zoning for a mixed-use development	Approved by BCC	March 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Commercial Tourist	R-5	Multiple family apartments & condominiums

Related Applications

Application Number	Request
DR-21-0198	A design review for finished grade is a companion item on this agenda.

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. Since approval of the original application in April 2019, a traffic study (20-13796) has been submitted and approved by Clark County. The applicant has been working toward the commencement of this project by submitting for a drainage study (21-12695) and off-site improvement plans (20-17109). Therefore, staff can support the applicant's request for an extension of time for this project.

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**

- 2 years 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: Paradise - approval.

APPROVALS:

PROTEST:

APPLICANT: SHERRI LYNN GLADU

CONTACT: SHERRI GLADU, ENGINEERING PARTNERS INC., 4775 W. TECO AVENUE #255, LAS VEGAS, NV 89118