

06/16/21 BCC AGENDA SHEET

MINI-WAREHOUSE
(TITLE 30)

UNIVERSITY CENTER DR/FLAMINGO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-21-0198-SWENSON 72, LLC:

DESIGN REVIEW for finished grade in conjunction with a previously approved mini-warehouse 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

DESIGN REVIEW:

Increase finished grade to 51 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 184% increase).

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 applicant is requesting to increase finished grade up to a maximum of 51 inches within the interior of the project site.

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 landscape plans depict a 20 foot wide landscape area behind an attached sidewalk 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 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.

Applicant's Justification

According to the applicant, the proposed mini-warehouse facility will raise the grade of the project site by a maximum of 4 feet and 3 inches. Groundwater was encountered during a geotechnical investigation of the project property and the initial recommendation from the geotechnical engineer who performed the investigation was to provide a minimum distance of 9 feet from the ground water to the proposed building pad grades. Based on where the ground water was encountered, this difference would have required an elevation increase of 4.5 feet from existing grades to proposed pad grades and 5.5 feet from existing grade to proposed finished floor. Through the design process, due to limitations in the sloping of the site, it was proposed to reduce the distance from the groundwater elevation to the proposed finished floors. After reviewing the plans and a subsequent site investigation, the geotechnical engineer accepted the reduction and the proposed elevations currently shown on the plans.

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
ET-21-400067 (ZC-18-0905)	A first extension of time request for ZC-18-0905 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**Public Works - Development Review**

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

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**

- 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; 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;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- 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.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: SWENSON 72, LLC

CONTACT: SWENSON 72, LLC, 235 W. BROOKS AVENUE, 2ND FLOOR, NORTH LAS VEGAS, NV 89030