

OFFICE/WAREHOUSE
(TITLE 30)

SUNSET RD/MONTESSOURI ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-21-0249-IN-N-OUT-BURGER:

DESIGN REVIEWS for the following: **1)** finished grade; and **2)** an office/warehouse development on 1.0 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the northeast corner of Sunset Road and Montessori Street within Spring Valley. MN/bb/jd (For possible action)

RELATED INFORMATION:

APN:

163-34-810-042

DESIGN REVIEWS:

1. Increase the finished grade up to 3 feet (36 inches) where a maximum of 18 inches is the standard per Section 30.32.040 (a 100% increase).
2. Office/warehouse development.

LAND USE PLAN:

SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 6450 Montessori Street
- Site Acreage: 1
- Project Type: Office/warehouse
- Number of Stories: 1
- Building Height (feet): 26
- Square Feet: 16,953 (proposed)/26,118 (existing)/43,071 (total)
- Parking Required/Provided: 65/77

Site Plan

The site plan depicts an existing warehouse (26,118 square feet) on a 2.3 acre adjacent parcel to the north and a proposed new warehouse with accessory offices (16,953 square feet) on the subject parcel. Both parcels are under the same ownership. Existing gated access is taken from

Montessori Street 200 feet north of Sunset Road on the west side of the property. Both buildings will share this access from Montessori Street. Sixty-five parking spaces are required for all uses and 77 parking spaces are provided.

Landscaping

The landscape plan depicts a 15 foot to 24 foot wide landscaped buffer adjacent to Sunset Road with an attached sidewalk and decorative wall/fence. The decorative wall/fence and landscaping are adjacent to the attached sidewalk along Montessori Street, a local street. The parking lot includes landscaped islands. The plan depicts 25 trees and 144 shrubs being planted.

Elevations

The building elevation plans depict a white and gray painted smooth faced and scored faced CMU walls with pre-finished storefront frame with tinted glazing. The building has a flat roof with varying elevations at the southeast and northwest corners. Maroon colored awnings overhang windows and doors with additional architectural wire supports and façade treatments.

Floor Plan

The floor plan depicts offices and meeting rooms on the south side of the new building, maintenance room, cook-out room, potato prep room, storage, employee lounge, and restrooms. The northern half of the new building will include a garage on the northwest corner and covered docks on the northeast corner. The main pedestrian access is found on the southwest corner of the building, facing Montessori Street and the parking lot. Additional access points are located in the garage and loading docks.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is proposing to construct a single story 16,953 square foot warehouse and accessory office building. This will allow for expansion of the warehouse space and provide additional accessory office space for the business operations. Cross access circulation of traffic will be allowed between the buildings. The exterior elevations consist of painted concrete block with varying color and scoring treatments on all 4 sides of the building. The proposed development exceeds the required parking and loading zone standards. All landscaping is designed to meet Title 30 requirements. A maximum of 3 feet of fill for the increased finished grade will be located at the northeast corner of the new building.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0059-10	Warehouse and eliminate cross access	Approved by BCC	April 2010
ZC-2022-03	Reclassified 30 acres from R-E to M-D zoning	Approved by BCC	February 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-D	Industrial
South	Business and Design/Research Park	M-D	Undeveloped
East	Commercial General	C-2	Retail/office
West	Commercial General & Business and Design/Research Park	C-2 & M-D	Office/industrial

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**Design Review #2

This development complies with all development standards as specified in Title 30 and will be harmonious and compatible with surrounding developments. The proposed building is consistent with the development patterns of the surrounding area. The shared access within the site limits eliminates the need for additional access points and makes beneficial use of the center of the property.

Public Works - Development ReviewDesign Review #1

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**

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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.
- 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0473-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: IN-N-OUT-BURGER

CONTACT: CHRIS RICHARDSON, RICHARDSON WETZEL ARCHITECTS, 4300 E. SUNSET ROAD, SUITE E-3, HENDERSON, NV 89014