

OFFICE/WAREHOUSE  
(TITLE 30)

MERANTO AVE/HINSON ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-21-0262-DONEL DEVELOPMENT, LLC:**

**ZONE CHANGE** to reclassify 1.2 acres from an R-E (Rural Estates Residential) Zone to an M-D (Designed Manufacturing) Zone.

**WAIVER OF DEVELOPMENT STANDARDS** to allow modified driveway design standards.

**DESIGN REVIEWS** for the following: **1)** office/warehouse building; **2)** alternative parking lot landscaping; and **3)** finished grade.

Generally located on the south side of Meranto Avenue (alignment), 660 feet west of Hinson Street (alignment) within Enterprise (description on file). JJ/rk/jd (For possible action)

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RELATED INFORMATION:

**APN:**

177-19-701-015

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce throat depth for a driveway on Meranto Avenue to 15 feet where a minimum of 25 feet is the standard per Uniform Standard Drawing 222.1 (a 40% reduction).

**DESIGN REVIEWS:**

1. Proposed office/warehouse building.
2. Alternative parking lot landscaping.
3. Increase finished grade up to 72 inches (6 feet) where a maximum of 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 300% increase).

**LAND USE PLAN:**

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 1.2
- Project Type: Office/warehouse building
- Building Height (feet): 34
- Square Feet: 20,000

- Parking Required/Provided: 32/32

#### Site Plan

The applicant is requesting a conforming zone change from R-E to M-D zoning for a warehouse/office building. The plans depict a 1 story, 20,000 square foot office/warehouse building located near the southern portion of the site. This property is surrounded by R-E parcels that are planned for light industrial uses. The proposed building is oriented in a north/south direction, with 2 future tenant spaces shown on plans. Each tenant will have a storefront entrance and a grade level overhead roll-up door. One overhead roll-up door is located along the west side of the building and the other door is located on the north side of the building. The overhead roll-up door that is located on the north side of the building is screened with a wing wall and landscaping adjacent to Meranto Avenue. Parking for the facility is located on north and west sides of the property. The building is set back 104 feet from Meranto Avenue, 53 feet from the west property line, 10 feet from the east property line, and 4 feet from the south property line. Access to the project site will be provided by 1 commercial driveway proposed along Meranto Avenue. Future cross access is shown on plans if adjacent properties to the east and west are developed with similar uses. The office/warehouse building requires 32 parking spaces where 32 parking spaces are provided.

#### Landscaping

Street landscaping consists of a 10.5 foot wide landscape area behind an attached sidewalk along Meranto Avenue. Interior to the site, landscaping is distributed throughout the parking lot and around the front portions of the building footprint.

#### Elevations

The plans for office/warehouse building depict a maximum height of 34 feet to the top of the parapet wall. The height of the building varies slightly and has been designed to break-up the roofline and enhance the overall look of the building. The overhead roll-up doors will be located on the north and west sides of the building. The overhead roll-up door that is located on the north side of the building is screened with a wing wall and landscaping adjacent to Meranto Avenue. The materials will consist of concrete tilt-up paneling with horizontal banding, metal canopies, and will be painted with neutral earth tone colors. Portions of the north and west elevations include aluminum storefront doors and window systems.

#### Floor Plan

The office/warehouse building has a total area of 20,000 square feet and will be constructed with an open floor plan for 2 future tenants.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

The applicant indicates that this is a request for a conforming zone change on a site which has been designated as Business and Design/Research Park in the Enterprise Land Use Plan. The site has been designed to be compatible with the surrounding area. In fact, the area is currently

undeveloped and are also zoned R-E with a planned land use of Business and Design/Research Park.

#### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, South, East, & West	Business and Design/Research Park	R-E	Undeveloped

#### **STANDARDS FOR APPROVAL:**

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

#### **Analysis**

##### **Current Planning**

##### Zone Change

This request conforms to the Spring Valley Land Use Plan and complies with all applicable goals and policies for this type of development. The proposed zoning district is within the allowable range of intensity designated on the Land Use Plan. Furthermore, most of the area is planned for light industrial uses and will be developed with similar uses which makes this site harmonious with the future development in the area. Therefore, staff can support the zone change request.

##### Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

##### Design Reviews #1 & #2

Staff finds the project complies with Urban Land Use Policy 78 of the Comprehensive Master Plan, which encourages architectural treatments on all building sides to eliminate blank building elevations. Within portions of the parking lot the site is not meeting Code by having landscape fingers every 6 spaces. To mitigate the elimination of a couple of landscape fingers, the applicant is proposing additional trees along the street landscape buffer on Meranto Avenue. Therefore, staff can support design reviews #1 and #2.

#### **Public Works - Development Review**

##### Waiver of Development Standards

Staff has no objection to the reduction in the throat depth for the commercial driveway on Meranto Avenue. The applicant has provided landscape buffers adjacent to the commercial driveway to help improve visibility and allow vehicles to safely exit the right-of-way avoiding immediate conflicts with those trying the access the parking stalls.

### Design Review #3

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**

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- 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 the waiver of development standards and design reviews must commence within 2 years of approval date or they 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;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Meranto Avenue;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements;
- 90 days to record required right-of-way dedications and any corresponding easements;
- Provide paved legal access;
- Demonstrate legal access.

- 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.

**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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0233-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Enterprise - approval of the zone change (design review as a public hearing for lighting and signage); denial of waiver of development standards and design reviews.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** VISIONARY 2, LLC

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