

PARKING LOT EXPANSION
(TITLE 30)

EDMOND ST/ROY HORN WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-21-0399-COUNTY OF CLARK (AVIATION) & BELTWAY BUSINESS PARK
OFFICE # 2 LEASE:**

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** parking lot landscaping; and **2)** cross access.

DESIGN REVIEWS for the following: **1)** parking lot expansion; and **2)** finished grade in conjunction with an office complex on 8.3 acres in an M-D (Designed Manufacturing) Zone and an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the southwest corner of Edmond Street and Roy Horn Way within Enterprise. MN/jt/jo (For possible action)

RELATED INFORMATION:

APN:

176-01-601-037

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce parking lot landscaping where landscaping is required per Figure 30.64-14.
2. Eliminate cross access where cross access is required per Table 30.56-2.

DESIGN REVIEWS:

1. Parking lot expansion.
2. Increase finished grade to 66 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 267% increase).

LAND USE PLAN:

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 6775 Edmond Street
- Site Acreage: 8.3
- Project Type: Parking lot expansion for an office complex
- Parking Required/Provided: 600/640

Overview

This application is to expand the parking lot of an existing office complex to the west. This will result in 151 additional parking spaces. However, an existing portion of the parking lot is located on the adjacent parcel to the south. This portion of the parking lot will be removed since the adjacent parcel includes a companion application for a warehouse and distribution center complex. Removing the portion of the parking lot to the south will result in a loss of 136 parking spaces and adding the additional 151 parking spaces will result in a net gain of 15 parking spaces.

Site Plan

The site plan depicts the expansion of the parking lot in the southwest portion of the site. Drive aisles will extend west from the existing parking lot to connect with the new portion of the parking lot. Also, an existing cross access drive aisle connecting to the parcel to the south will be removed, and 4 additional parking spaces will be added in this area. A waiver of development standards is necessary to eliminate cross access. Existing access to the site will remain from Edmond Street to the east. No other changes are proposed to the site, which includes 2 multiple story office buildings in the northeast portion of the site.

Landscaping

Landscaping will be located on the north, west, and south sides of the new parking area. Parking lot landscape fingers will be spaced every 10 parking spaces rather than every 6 parking spaces as required by Figure 30.64-14. A 6 foot high screen wall with a retaining wall up to 4 feet in height (10 feet total height) will be located on the north, west, and south sides of the new parking lot. Since the walls will not be located within the required street setbacks, the retaining walls can exceed the typical 3 foot high standard.

Applicant's Justification

This expansion to the parking area is necessary since a portion of the existing parking lot is located on the parcel to the south, which will be removed to accommodate a proposed warehouse and distribution center complex. Providing parking lot landscape fingers every 10 parking spaces (rather than every 6 parking spaces as required by Title 30) will match the existing parking lot landscape spacing for the office complex. The applicant also states that removing cross access will help prevent potential conflicts between passenger vehicles and the future truck traffic that will occur with the proposed warehouse and distribution center complex to the south. Lastly, a design review to increase finished grade up to 66 inches is necessary to maintain positive drainage across the parking lot.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-20-0382	Vacated and abandoned portions of rights-of-way	Approved by PC	October 2020
VS-20-0264	Vacated and abandoned easements (patents and slopes)	Approved by PC	August 2020

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0089-06	Reclassified 71.1 acres to M-1 and M-D zoning with waivers and design review for signs in conjunction with industrial, office, and retail development on 263.3 acres	Approved by BCC	May 2006
ZC-0851-04 (WC-0085-05)	Waived conditions requiring a cross parking and access agreement (easement) with APN 176-01-601-006	Approved by BCC	May 2005
ADR-0189-05	Building orientation for previously approved office buildings	Approved by ZA	February 2005
ZC-0851-04	Reclassified 32.7 acres to M-D zoning with use permits for office, retail, restaurant uses, and increased building heights for an industrial/retail center (included the property to the south and west)	Approved by BCC	August 2004

Additional land use applications have been approved for this site; however, these applications are the most relevant.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-D	CC 215 with associated Roy Horn Way frontage road, public facility, & undeveloped
South	Business and Design/Research Park	M-D	Distribution centers
East	Business and Design/Research Park	M-D	Office & office/warehouse
West	Business and Design/Research Park	M-D & C-2	Office/warehouse & undeveloped

The subject site and surrounding parcels are in the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
WS-21-0398	A waiver of development standards with a design review for a warehouse and distribution center complex is a companion item on this agenda.
WC-21-400122 (ZC-0851-04)	A waiver of conditions for a zone change requiring interior landscaping as shown on plans 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

Waivers 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.

Waiver of Development Standards #1

The location of the parking lot expansion is internal to the overall site, and it will not be visible from any of the adjacent rights-of-way. In addition, the proposed parking lot landscape finger spacing will match the existing parking lot landscape spacing for the office complex to present a uniform look. Lastly, the parking lot will be surrounded on the north, west, and south sides by a new 6 foot high screen wall. As a result, staff does not anticipate any negative impacts from the reduced landscaping, and staff can support the request.

Waiver of Development Standards #2

Although both the subject site and the adjacent proposed warehouse and distribution center complex to the southwest are zoned M-D, the location of the existing cross access would create conflicts between passenger vehicles and the future truck traffic. Cross access would be appropriate if it was located near Edmond Street and connected the office complex with the front office areas of the proposed distribution centers. However, this area includes an existing portion of the office complex parking lot, and cross access would not be possible without removing landscaping and parking spaces. As a result, staff can support the elimination of the existing cross access between the 2 sites.

Design Review #1

The parking lot expansion will provide a net gain of 15 parking spaces for the office complex. In addition, the drive aisles and circulation connect seamlessly with the existing parking lot to create a unified parking lot. Therefore, staff can support the design review for the parking lot.

This site is in the Public Facilities Needs Assessment (PFNA) area, which requires a standard development agreement. Since a development agreement was not a part of the original zone change application, a condition for a standard development agreement is a condition of approval with this application.

Public Works - Development Review

Design Review #2

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;
- 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.
- 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: ROD MARTIN

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