

OFFICE/WAREHOUSE
(TITLE 30)

PEBBLE RD/EL CAMINO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-21-0409-GRAGSON-CACTUS II INVESTMENTS:

ZONE CHANGE to reclassify 2.5 acres from an R-E (Rural Estates Residential) Zone and an M-1 (Light Manufacturing) Zone to an M-D (Designed Manufacturing) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** attached sidewalks; **2)** access to a local street; **3)** allow overhead doors to be visible from a public street; and **4)** driveway geometrics.

DESIGN REVIEWS for the following: **1)** office/warehouse facility; and **2)** finished grade.

Generally located on the north side of Pebble Road and the east side of El Camino Road within Enterprise (description on file). JJ/sd/jo (For possible action)

RELATED INFORMATION:

APN:

176-14-801-035

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow a proposed attached sidewalk with required street landscaping along an arterial street (Pebble Road) where a detached sidewalk is required per Figure 30.64-17.
2. Allow access to a local street being El Camino Road where not permitted per Table 30.56-2.
3. Allow overhead doors to be visible from a public street (Pebble Road).
4. Reduce the required throat depth to 10 feet where 25 feet is the standard per Uniform Standard Drawing 222.1 (a 60% reduction).

DESIGN REVIEWS:

1. Office/warehouse facility.
2. Increase finished grade to 68 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 278% increase).

LAND USE PLAN:

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: N/A

- Site Acreage: 2.5
- Project Type: Office/warehouse facility
- Building Height (feet): 35
- Square Feet: 32,068
- Parking Required/Provided: 49/49

Site Plan

The applicant proposes to rezone approximately 2.5 acres from R-E and M-1 zoning to M-D zoning for an office/warehouse facility. The building is oriented towards the center of the site with parking along El Camino Road and Pebble Road. Loading docks are shown facing Pebble Road and are partially screened from view. Access is proposed from El Camino Road and Pebble Road. A trash enclosure is located at the southwest corner of the building, with a second one proposed in the southeast corner of the site.

Landscaping

The landscape plan depicts an intense landscape buffer to the north adjacent to an existing residential development. Landscape areas are also located along El Camino Road and Pebble Road at 15 feet wide. Internal landscaping is shown with landscape islands every 6 parking spaces in the parking lots and along the front exterior of the building.

Elevations

The plans depict a warehouse/office building that will be 35 feet in height, with a flat roofline behind parapet walls, exterior enhancements include glazed windows with architectural enhancements on the exterior of the building. Roll-up doors are shown along the south exterior and are partially screened from the street. The materials described include concrete tilt-up panels, aluminum store front and insulated glass, metal doors and will be painted desert tone colors.

Floor Plans

The plans depict an open floor plan for a proposed warehouse building with loading and receiving areas.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that this project will be an upgrade to the existing neighborhood. Parcels to the east are zoned for M-1 and are used for outside storage. To the north is a residential lot that will be screened by an intense landscape buffer. The building will have storefront entrances and overhead doors for each tenant. The applicant believes this will not have or create additional impacts to the immediate area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0894-02	Reclassified the site for a warehouse facility	Approved by BCC	August 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential
East & South	Business and Design/Research Park	M-1	Storage yard/industrial

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

Related Applications

Application Number	Request
VS-21-0464	A request to vacate and abandon government patent easement is a related item scheduled for the October 19, 2021 Planning Commission meeting.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

Staff finds that the requested zoning is conforming to the land use designation of Business and Design/Research Park (BDRP) within the Enterprise Land Use Plan. In addition, the parcels to the east have a similar zoning designation for light manufacturing uses and storage yard. This site was previously approved for a similar use (ZC-0894-02) which has expired. The Business and Design/Research Park category applies to areas where commercial, professional, or manufacturing developments are designed to assure minimal impact on surrounding areas. Staff finds that this zone change should have no negative impacts to the surrounding area. Therefore, staff can support the zone change.

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

While staff does not typically support attached sidewalks where detached sidewalks are required, staff can support this request since as most of the adjacent properties have either no sidewalk or attached sidewalks. The site does not meet any exemptions for attached sidewalks; however, the applicant is providing 10 feet of landscaping behind the sidewalk. Therefore, staff can support this request.

Waiver of Development Standards #2

The proposed ingress/egress driveway onto to El Camino Road could negatively impact the existing residential development to the north. In addition, if the driveway entrance along El Camino Road is approved there may be potential for future vehicular conflicts between both commercial and residential traffic on El Camino Road. Therefore, staff finds the request conflicts with Urban Specific Policy 66 which states commercial development should provide access points on arterial and collectors and not on local neighborhood streets and cannot support this request.

Waiver of Development Standards #3

Staff has no objection to this request, the only location where the overhead doors are visible is at the driveway on Pebble Road which is only 40 feet wide. Staff finds this to not be a significant impact on surrounding properties and can support the request.

Design Review #1

Urban Specific Policies within the Comprehensive Master Plan encourage site designs to be compatible with adjacent land uses, especially when the adjacent land use is a lower intensity. Thoughtful site designs considering the existing conditions of the site and the surrounding area to minimize any negative impacts to the area help to make this project comply with the Comprehensive Master Plan. The applicant is proposing an intense landscape area to help shield the residence to the north and additional landscaping along Pebble Road and along El Camino Road. The design is compatible with the adjacent commercial development that is zoned M-1, industrial uses. Site access and circulation are not negatively impacted by the proposed design and location of the warehouse on the parcel. The site layout and architectural design of the office/warehouse building comply with the standards of approval for a design review. However, since Public Works staff cannot support the waiver for reduced throat depth and planning staff is not supporting the access to a residential street, staff cannot support the design review.

Public Works - Development Review

Waiver of Development Standards #4

Staff cannot support the reduction in the throat depths for both the El Camino Road and Pebble Road commercial driveways. Vehicles trying to enter the site may face immediate conflicts with those trying to access stalls, loading docks and trash enclosures, causing potential collisions due to vehicles stacking in the right-of-way.

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 of the zone change, waivers of development standards #1 and #3, and design review #2; denial of waivers of development standards #2 and #4, and design review #1.

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**

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Driveway on El Camino Road to be used for passenger cars only;
- 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 waivers 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;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for El Camino Road, 40 feet Pebble Road, and associated spandrel.
- 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 and reference POC Tracking #0214-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: VISIONARY 2, LLC

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