

10/19/21 PC AGENDA SHEET

UNION HALL
(TITLE 30)

MARCO ST/CAREY AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-21-0473-UNION SHEET METAL WORKERS #88:

DESIGN REVIEW for an expansion to an existing office/warehouse building on 2.2 acres in an M-1 (Light Manufacturing) (AE-70) (APZ-2) Zone.

Generally located on the east side of Marco Street, approximately 284 feet north of Carey Avenue within Sunrise Manor. MK/sd/jo (For possible action)

RELATED INFORMATION:

APN:

140-17-802-005

LAND USE PLAN:

SUNRISE MANOR - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 2540 Marco Street
- Site Acreage: 2.2
- Project Type: Union hall
- Number of Stories: 2
- Building Height (feet): 35
- Square Feet: 23,449(existing)/north 2 story addition (17,270)/south 2 story addition (2,904)/vestibule (90)/43,713 (total building)
- Parking Required/Provided: 67/88

Background

The property was approved for M-1 zoning in 1991 via a zone change application (ZC-0154-91). In 1995, a use permit (UC-2139-95) was approved to allow for an Ironworkers Union Hall and apprenticeship training facility in an M-D (AE-70) (APZ-2) zone. The use permit is required in any APZ zone and the approved conditions limited the number of people to 25 persons per acre per hour during a 24 hour period and not to exceed 50 persons per acre at any time. A use permit application in 2009 (UC-0236-09) established a union hall in an APZ-2 subdistrict with a waiver for reduced parking and design review to expand the existing warehouse/office building. UC-0236-09 was approved with the same condition limiting the number of people gathering in the site.

Site Plans

The plans depict an existing warehouse/office building that is currently 23,449 square feet located on the east side of Marco Street with 2 existing driveways. The applicant is proposing to increase the total square feet of the existing office/warehouse building with additions along the north, west, and south exteriors of the building. The additions will provide meeting rooms in order to allow for members to meet on-site. The building additions include a 90 square foot entry vestibule along the west exterior, a 2,904 square foot 2 story addition along the south exterior, and a 17,270 square foot 2 story addition along the north exterior.

Landscaping

Landscaping is not a part of this application.

Elevations

The proposed additions will match the existing architectural compatibility with the existing building and includes smooth concrete finish, roll-up doors, and exterior stairways. The maximum height including the addition will be 35 feet.

Floor Plans

The plans depict a 2 story warehouse/office building with an addition to include a computer lab, storage, instructor rooms, break room, offices, restrooms, lobby, and library.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the addition will provide more space to expand the building and use for apprenticeship training associated with the Ironworkers Union. All existing landscaping will remain, and the proposed expansion will not have negative impacts to public health, safety, or welfare.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0236-09	Union hall with a waiver for parking	Approved by BCC	May 2009
DR-1174-98	24,000 square foot warehouse/workshop facility	Approved by PC	August 1998
DR-1647-97	Workshop/warehouse facility	Approved by PC	October 1997
UC-2139-95	8,000 square foot Ironworkers Union Hall with apprenticeship training facility	Approved by PC	February 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-1	Warehouse/office building

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Industrial	M-1	Industrial
East & West	Business and Design/Research Park	M-D & M-1	Warehouse/industrial

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

The proposed project is designed to be sensitive to the surrounding neighborhood. The building has architectural enhancements which comply with Policy 78 of the Comprehensive Master Plan that encourages architectural treatments on all building sides to eliminate blank building elevations along public rights-of-way and areas visible to the public to improve visual quality. Staff finds the project complies with both Title 30 standards and the policies in the Comprehensive Master Plan; therefore, staff can support the request.

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 gatherings of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24 hour period, not to exceed 50 persons per acre at any time.
- 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

- No comment.

Building Department - Fire Prevention

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

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 #0320-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SHEET METAL LOCAL 88 JOINT APPRENTICESHIP & TRAINING FUND INC.

CONTACT: GEMIE KNISELY, GK3 ARCHITECTURE, 2111 EDGEWOOD AVENUE, LAS VEGAS, NV 89102