

10/20/21 BCC AGENDA SHEET

OFFICE/WAREHOUSE BUILDING
(TITLE 30)

EMERALD AVE/STEPHANIE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0460-REFCON HOLDINGS, LLC-SERIES A:

WAIVER OF DEVELOPMENT STANDARDS to allow alternative driveway geometrics.

DESIGN REVIEWS for the following: **1)** office warehouse building; **2)** alternative parking lot landscaping; and **3)** finished grade on 0.5 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the north side of Emerald Avenue, 160 feet east of Stephanie Street within Whitney. JG/al/jo (For possible action)

RELATED INFORMATION:

APN:

161-27-410-002

WAIVER OF DEVELOPMENT STANDARDS:

Reduce driveway throat depth to a minimum of 13 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 48% reduction).

DESIGN REVIEWS:

1. An office warehouse building.
2. Allow alternative parking lot landscaping where landscaping per Figure 30.64-14 is required.
3. Increase finished grade to 26 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 44.4% increase).

LAND USE PLAN:

WHITNEY - INDUSTRIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 5810 Emerald Avenue
- Site Acreage: 0.5
- Project Type: Office/warehouse building
- Number of Stories: 2
- Building Height (feet): 28
- Square Feet: 8,875
- Parking Required/Provided: 14/14

Site Plan

The site is currently used as an outside storage yard with access provided by a single driveway located on the southeast corner of the parcel. The proposed office/warehouse building is located on the western portion of the site. The building will be adjacent to the north and west property lines and a 20 foot setback will be provided from the south (front) property line. Parking will be provided along the east property line and along the east side of the building. The plans show that no changes will be made to the driveway; however, the addition of parking spaces for the office/warehouse building where there are currently no parking spaces will require the reduction in the driveway throat depth. Per the plan, the property slopes downward from west to east and much of the site is below the grade of Emerald Avenue. The plans indicate the increase in the finished grade will be on the western portion of the lot where the building is located.

Landscaping

A minimum 6 foot wide landscape area consisting of trees, shrubs, and groundcover is provided along Emerald Avenue. The plan depicts a minimum 6 foot wide landscape area consisting of trees, shrubs, and groundcover located along the east property line. Additional landscape areas are located along portions of the north property line and adjacent to the building. The parking lot landscaping is not in compliance with Figure 30.64-14 for the placement of landscaping within the parking area. However, the required number of trees per parking spaces are being provided which are distributed throughout the site.

Elevations

The building is 2 stories with a maximum height of 28 feet. The building has a flat roof behind a parapet wall. The building is constructed of split-face concrete blocks in earth tone colors.

Floor Plans

The building is 2 stories with a total area of 8,875 square feet. The second floor has an area of 1,335 square feet consisting of office area and restrooms. The first floor is an open area intended mostly for warehouse space; however additional office space could be provided within portions of the first floor.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed use of the site is consistent and compatible with existing developments in the area. The increase in the finished grade is needed to provide proper drainage for the site. The adjacent parcels are developed which does not allow for other options for drainage other than an increase in the finished grade. The reduction in the throat depth is needed because this is a small site and there is not enough area to provide the required parking and the required throat depth. However, this is a small facility which will generate little traffic; therefore, there will be few conflicts at the entrance to the site.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0749-02	Office warehouse building with outside storage yard on 1 acre which included this site and the parcel to the east	Approved by PC	July 2002
WT-1927-96	Waiver to allow an industrial development on 14.2 acres, which included the subject site, to have finished grades below the standard requirement	Approved by PC	January 1997

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North	Industrial	M-1	Warehouse facility
South	Industrial	M-1	Warehouse building with storage yard
East	Industrial	M-1	Warehouse building
West	Industrial	M-1	Cannabis retail, dispensary & cultivation facility

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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

The proposed building is consistent and compatible with the existing developments in the area. The site is an in-fill development with limited lot area and existing developments of the adjacent parcels limit design options for the site. Required landscape fingers/islands are not being provided within the parking area as required by Figure 30.64-14; however, the required number of trees for the parking area are being provided on the site. The plan submitted by the applicant allows for an alternative landscaping design that meets the intent of the Code. Therefore, staff can support these design reviews.

Public Works - Development Review

Waiver of Development Standards

Staff has no objection to the reduced throat depth for the Emerald Avenue commercial driveway. The 60 foot wide local street should see low volume of traffic, mitigating potential impacts from the reduced throat depth.

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

- 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

- 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; and that fire/emergency access must comply with the Fire Code.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Whitney - approval.

APPROVALS:

PROTESTS:

APPLICANT: REFCON HOLDINGS, LLC

CONTACT: PACIFIC DESIGN CONCEPTS, 6725 S. EASTERN AVE., SUITE 5, LAS VEGAS, NV 89119