

11/03/21 BCC AGENDA SHEET

OFFICE/WAREHOUSE
(TITLE 30)

CARTIER AVE/LAMB BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-21-0532-2617 LAMB, LLC:

ZONE CHANGE to reclassify 4.4 acres from an R-E (Rural Estates Residential) (AE-70) Zone to an M-D (Designed Manufacturing) (AE-70) Zone.

WAIVER OF DEVELOPMENT STANDARDS for modified driveway standards.

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

Generally located on the west side of Lamb Boulevard and the north side of Cartier Avenue within Sunrise Manor (description on file). WM/sd/jd (For possible action)

RELATED INFORMATION:

APN:

140-18-701-021

WAIVER OF DEVELOPMENT STANDARDS:

Reduce driveway throat depth to 12 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 52% reduction).

DESIGN REVIEWS:

1. An office/warehouse building.
2. Increased finished grade to 48 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 167% increase).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.4
- Project Type: Office/warehouse
- Building Height (feet): 42
- Square Feet: 74,735
- Parking Required/Provided: 75/76

Site Plans

The plans depict a proposed 74,735 square foot warehouse/office building on 4.4 acres with access shown from Lamb Boulevard and Cartier Avenue. Parking is shown along the south, west, and east exteriors with a loading zone shown along the north exterior.

Landscaping

The plans depict landscape areas of 20 feet wide along Cartier Avenue with an attached sidewalk and a 15 foot wide landscape area along Lamb Boulevard with detached sidewalks. A 10 foot wide landscape area is shown along the west property line with internal parking lot landscaping showing landscape islands every 6 spaces. The plans indicate 24 inch box trees, shrubs, and plant materials.

Elevations

The plans depict a 74,735 square foot warehouse/office building up to 42 feet in height with parapet walls with tilt-up concrete panels with insulated aluminum storefront glass and architectural features. The building will be painted in neutral earth tone colors.

Floor Plans

The plans depict a 74,735 square foot building with an open floor plan for warehouse storage that includes roll-up doors and a loading area, entry way, offices, and restroom.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant states the proposed development will not create additional stress on the community and that this project has been designed and will be constructed in accordance with Title 30 requirements and has been more than adequately parked with 76 stalls where 75 stalls are required.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Business and Design/Research Park	R-1	Single family residential
East & North	Business and Design/Research Park	M-D	Undeveloped
West	Business and Design/Research Park	M-D & R-E	Single family residential & 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 Sunrise Manor Land Use Plan which designates this site as Business and Design/Research Park and is compatible with the existing and proposed development in the area. Staff has no objection to the requested zone change.

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 Review #1

Staff finds that the proposed project complies with Urban Specific Policy 99, which states, in part, business and research park developments should be complementary with abutting uses through site planning. The plans depict such appropriate buffering has being provided with landscaping along those portions that are adjacent to existing single family residences to the west and is separated from the residential use to the south by Cartier Avenue. In addition, the applicant has provided a landscape area of 20 feet in width along Cartier Avenue that will help buffer potential impacts to those residences. The loading zone for truck deliveries is placed along the north portion of the parcel that is adjacent to an existing warehouse building and incorporates cross access. Staff can support this request.

Public Works - Development Review

Waiver of Development Standards

Staff has no objection to the reduction in the throat depth for both Lamb Boulevard and Cartier Avenue commercial driveways. The applicant has reduced the potential conflicts by providing extra landscape buffers adjacent to both commercial driveways giving vehicles more distance before they encounter any conflicting parking spaces.

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

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- 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;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Cartier Avenue and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; and 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

- No comment.

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 #0377-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CIVILWORKS, INC

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