

11/03/21 BCC AGENDA SHEET

OFFICE/WAREHOUSE BUILDING
(TITLE 30)

UPDATE
SUNSET RD/WESTWIND RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-21-0413-P S L V R E, LLC:

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.

DESIGN REVIEWS for the following: **1)** proposed office/warehouse building; and **2)** finished grade on 2.1 acres in an M-D (Designed Manufacturing) (AE-60) Zone.

Generally located on the south side of Sunset Road, 270 feet west of Westwind Road within Enterprise. MN/rk/jo (For possible action)

RELATED INFORMATION:

APN:
176-01-102-001

WAIVER OF DEVELOPMENT STANDARDS:

Reduce throat depth for a driveway on Sunset Road to 9 feet where a minimum of 25 feet is the standard per Uniform Standard Drawing 222.1 (a 64% reduction).

DESIGN REVIEWS:

1. Office/warehouse building.
2. Increase finished grade up to 54 inches (4.5 feet) where a maximum of 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 200% increase).

LAND USE PLAN:

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.1
- Project Type: Proposed office/warehouse building
- Number of Stories: 1 story with a mezzanine level
- Building Height (feet): Up to 46.5
- Square Feet: 31,850
- Parking Required/Provided: 48/53

Site Plans

The plans depict a 1 story, 31,850 square foot office/warehouse building located near the back center portion of the parcel. An existing 6 foot high block wall is shown along the property lines. This site is adjacent to existing industrial uses. The building is set back 25 feet from the south property line and 77 feet from the north property line (Sunset Road). All loading areas will be located on the east side of the building with some roll-up doors located on the south and west sides of the building. The loading docks are screened from public view by the building itself. The remaining front portion of the site is designated for parking areas, drive aisles, and landscaping. Access to the site will be from Sunset Road to the north.

Landscaping

Street landscaping consists of a 15 foot wide landscape area with a detached sidewalk along Sunset Road. Interior to the site, landscaping is distributed throughout the parking lot and around the front portions of the building footprint.

Elevations

The plans depict a maximum height of 46.5 feet to the top of the parapet wall. The height of the building varies slightly and has been designed to break-up the roofline and enhance the overall look of the building. The materials will consist of concrete tilt-up paneling with vertical banding, pop-outs, metal canopies, and will be painted with subdued gray and blue colors. Portions of the east, west, and north elevations include aluminum storefront doors and window systems.

Floor Plans

The plans show a 25,930 square foot building consisting of a warehouse, restrooms, and a 5,920 square foot second level mezzanine consists of offices that will be used by the tenant. Also shown on plans is an incidental showroom area that provides customers an area to examine the different flooring materials.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant this building will be used as a warehouse for carpet and other flooring materials. An incidental showroom area is provided so that potential buyers can come in and examine the different types and colors of the flooring materials. This area will essentially be an extension of the warehouse but designated as a showroom so that the public can safely view the products stored at this facility without interfering with the day-to-day operations of a functioning warehouse. Furthermore, this project meets the required parking for this use and meets the design criteria of the CMA Design Overlay District. Varying building and parking lot setbacks enhance visual interest of the site. All overhead doors and loading docks are located to the rear of the site. This site is a prime location for a warehouse building such as this and the proposed use is compatible with adjacent uses in terms of scale and site design. As for the waiver request, the applicant believes the reduced throat depth will not have an adverse effect on the area since there will not be substantial traffic into the site and the vehicles will also be able to use 2 different driveways on either side of the property.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0851-16	Reclassified this site to M-D zoning for an office/warehouse building	Approved by BCC	February 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional	C-P	Undeveloped
South	Business and Design/Research Park	M-D	Office/warehouse building
East & West	Business and Design/Research Park	M-D	Office/warehouse complex

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

Related Applications

Application Number	Request
VS-21-0414	A request to vacate and abandon patent easements 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

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

The intent of the CMA Design Overlay District is to encourage and promote a high quality level of development that produces a stable environment in harmony with existing and future development and protects the use and enjoyment of neighboring properties. Staff finds that the design of the proposed warehouse buildings comply with the intent and requirements of the CMA Design Overlay District. Staff finds that the buildings comply with Urban Specific Policy 7 of the Comprehensive Master Plan which encourages land uses that are complementary and are of similar scale and intensity.

Public Works - Development Review

Waiver of Development Standards

Staff finds that the reduced throat depths for the Sunset Road commercial driveways will result in vehicles stacking in the right-of-way, causing potential collisions. Since Sunset Road is an arterial street, it is important that traffic can flow freely into the site. Therefore, staff cannot support this request.

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.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for McCarran International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.48.120 of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

Staff Recommendation

Approval of design reviews; denial of the waiver of development standards.

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:

- 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 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;
- Full off-site improvements;
- Right-of-way dedication to include 55 feet to the back of curb for Sunset Road;
- 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 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; and that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

COUNTY COMMISSION ACTION: October 6, 2021 – HELD – To 10/20/21 – per the applicant.

COUNTY COMMISSION ACTION: October 20, 2021 – HELD – To 11/03/21 – per the applicant.

APPLICANT: ETHOS | THREE ARCHITECTURE

CONTACT: ETHOS | THREE ARCHITECTURE, 8985 S. EASTERN AVENUE, SUITE 220, LAS VEGAS, NV 89123