OFFICE/WAREHOUSE
(TITLE 30)

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-18-1015-DIAMOND DECATUR LIMITED:

HOLDOVER ZONE CHANGE to reclassify 1.4 acres from an R-E (Rural Estates Residential) Zone to an M-D (Designed Manufacturing) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce a distance between a driveway and an intersection; and 2) reduced throat depth.

DESIGN REVIEW for an office/warehouse building.

Generally located on the east side of Decatur Boulevard and the south side of Le Baron Avenue (alignment) within Enterprise (description on file). JJ/sd/ja (For possible action)

RELATED INFORMATION:

APN:
177-30-201-001

WAIVERS OF DEVELOPMENT STANDARDS:
1. Reduce the distance between a driveway along Le Baron Avenue and an intersection to 68 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 (a 64.2 % reduction).
2. a. Reduce throat depth to 8 feet for driveway along Decatur Boulevard where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 68% reduction).
   b. Reduce throat depth to 10 feet for driveway along Le Baron Avenue where a minimum of 25 feet is required by Uniform Standard Drawing 222.1 (a 60% reduction).

LAND USE PLAN:
ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 1.4
- Project Type: Office/warehouse
- Number of Stories: 1
• Building Height (feet): 30
• Square Feet: 17,500
• Parking Required/Provided: 27/28

Site Plans
The plans submitted show a proposed 17,500 square foot office/warehouse building located on
the east side of Decatur Boulevard, set back 65 feet from west property line, 68 feet from north
property line, and zero feet from both the east and south property lines. Access to the site is
provided by a 39 foot wide driveway on Decatur Boulevard and a 36 foot wide driveway from
Le Baron Avenue. A trash enclosure is located to the north of the building. A total of 28 parking
spaces are provided and are located along the west and north property lines. Required loading
zones are located within the building.

Landscaping
A 15 foot wide landscape area with a detached sidewalk is provided along Decatur Boulevard,
and a 15 foot wide landscape area with an attached sidewalk is provided along Le Baron Avenue.
Landscape materials will include Glossy Privet and Shoestring Acacia and various shrubs.
Landscape areas are provided in the parking lot on a finger island and on the north elevation of
the building.

Elevations
The office/warehouse building is 30 feet high, constructed of concrete tilt-up panels, aluminum
storefront systems and includes a flat roof screened with parapet walls. The west elevation shows
7 overhead glass roll-up doors associated with the warehouse.

Floor Plans
The building is a shell building capable of being divided into individual tenant spaces with
restrooms.

Signage
Signage is not a part of this request.

Applicant’s Justification
According to the applicant, the conforming zone change to M-D zoning will be compatible with
the existing and planned development of adjacent properties. The scale, height, intensity and
operations will be harmonious with the surrounding development on adjacent properties. There
will be enough capacity to provide adequate public facilities and services, including utilities,
sewer, water, fire and police under this proposal.

Surrounding Land Use

<table>
<thead>
<tr>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Commercial General</td>
<td>R-E</td>
</tr>
<tr>
<td>South &amp; East</td>
<td>Business and Design/Research Park</td>
<td>R-E</td>
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<tr>
<td>West</td>
<td>Residential Medium (3 to 14 du/ac)</td>
<td>R-2</td>
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</tbody>
</table>
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 is a request for a conforming zone change and staff finds that the request is compatible with, and appropriate for, both the project site and the surrounding area. Adjacent parcels to the east and south, while zoned R-E, also have a Land Use designation of Business and Design/Research Park. The Business and Design/Research Park land use category applies to areas where professional and/or warehouse office developments are designed to assure minimal impact on the surrounding areas and land uses. Staff finds that the request should have no impact on the surrounding area and land uses as it conforms to the Enterprise Land Use Plan for Business and Design/Research Park.

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.

Design Review
The site layout for the proposed office/warehouse complies with all setbacks and design standards per Code, including street landscaping along Decatur Boulevard and Le Baron Avenue and parking lot landscaping. Staff finds that the proposed layout complies with Urban Specific Policy 97 of the Comprehensive Master Plan, which encourages less intensive uses and landscaping adjacent to public rights-of-way to improve visual quality and buffering, and with Urban Specific Policy 99, ensuring such developments are complementary with abutting uses through site planning and building design and that adjoining land uses and densities should be considered regarding appropriate buffers, setbacks, landscaping, building height and materials. The proposed project is compatible with the adjacent residential areas in regards to height, scale, screening, and intensity and is utilizing architectural elements to make building more harmonious to the surrounding area. Therefore, staff can support the application request.

Public Works - Development Review
Waiver of Development Standards #1
Staff has no objection to the reduction in the distance from the intersection to the driveway on Le Baron Avenue since it is as far to the east as possible. However, half of the driveway is shown on Department of Aviation land. If the applicant is unable to get approval from the Department of Aviation then the driveway will need to be relocated to be wholly on the applicant's property and a new waiver will be required to further reduce the separation from the intersection.
Waiver of Development Standards #2a (Decatur Boulevard Driveway)
Staff finds that the reduced throat depth on the Decatur Boulevard driveway will present a safety hazard for vehicles on both the subject site and the site to the south, which will likely be developed with cross-access. The shortened driveway throat, coupled with the immediate cross-access drive aisle, will lead to vehicles stacking in the Decatur Boulevard right-of-way while attempting to gain access to the site. Additionally, the building elevation consists of overhead roll-up doors that are accessed from the same, and only, drive aisle. Combining all of these elements makes for an unsafe design.

Waiver of Development Standards #2b (Le Baron Avenue Driveway)
Staff has similar concerns with the Le Baron Avenue driveway as those mentioned above. The location and orientation of the trash enclosure, just south of the Le Baron Avenue driveway, is such that the on-site drive aisle will be blocked during garbage and recycling pick-up. Also, once the Department of Aviation property is developed and cross-access is provided, the potential for vehicles stacking into the right-of-way increases.

Staff Recommendation
Approval of the zone change, waiver of development standards #1, and the design review; and denial of waiver of development standards #2a and #2b.

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;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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 design review must commence within 2 years of approval date or they will expire.

Public Works - Development Review
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 55 feet to the back of curb for Decatur Boulevard, 17 feet for Le Baron Avenue to accommodate an overall public right-of-way width of 47 feet, and the associated spandrel;
- Provide evidence of approval of the portion of the driveway on Department of Aviation land prior to, or with the submittal of off-site improvement plans.
• Applicant is advised 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; and that meandering sidewalks are a non-standard improvement that the County will not maintain.

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 #0735-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval (design review as a public hearing for lighting and signage; and design review as a public hearing for significant changes to plans).
APPROVALS: 1 card
PROTESTS: 4 cards

COUNTY COMMISSION ACTION: February 6, 2019 – HELD – To 02/20/19 – per the applicant.

COUNTY COMMISSION ACTION: February 20, 2019 – HELD – To 03/20/19 – per the applicant.

COUNTY COMMISSION ACTION: March 20, 2019 – HELD – To 05/08/19 – per the applicant.

COUNTY COMMISSION ACTION: May 8, 2019 – HELD – To 06/19/19 – per the applicant.

APPLICANT: DIAMOND DECATUR LIMITED
CONTACT: RICHARD GALLEGOS, PACIFIC DESIGN CONCEPTS, 1489 W. WARM SPRINGS RD, SUITE 110, HENDERSON, NV 89014