



Planning Commission Agenda Item

Date: August 11, 2021

Item No: 3.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Amy Michaels

SUBJECT: FDP-07-2021 MIXED USE DEVELOPMENT AT THE NWC OF CRAIG AND BRUCE. Applicant: Siena Holding Management Co. LLC. Request: A final development plan in a PUD (Planned Unit Development District), to develop 8.5 acres for commercial uses and 12 acres for industrial uses. Location: Northwest corner of Craig Road and Bruce Street. Ward 2.

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DESCRIPTION: (APN 139-02-215-001)

The applicant is requesting Planning Commission approval for a Final Development Plan that will consist of a 100,374 square foot warehouse and office in a PUD, Planned Unit Development. The proposed development is located at the northwest corner of Craig Road and Bruce Street.

RELATED APPLICATIONS:

Application #	Application Request
N/A	

BACKGROUND INFORMATION:

Previous Action
Ordinance No. 3084 (ZN-13-2021) was approved by City Council on July 21, 2021.
On July 21, 2021 City Council approved an amendment to a PUD, Planned Unit Development (ZN-13-2021) to allow commercial and light industrial uses on approximately 20.5 acres.
On July 21, 2021 City Council approved a land use amendment (AMP-09-2021) from Community Commercial to Employment on approximately 20.5 acres.

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Employment	PUD, Planned Unit Development District	Undeveloped
North	Single-Family Low	PUD, Planned Unit Development District	Single-Family Residential
South	Mixed-Use Commercial	C-2, General Commercial District	Undeveloped
East	Community Commercial	PUD, Planned Unit Development District	Commercial uses (Restaurants)
West	Single-Family Low	R-1, Single-Family Low Residential District	Single-Family Residential

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	See attached memorandum.
Police:	No Comment.
Fire:	No Comment.
Clark County School District:	No Comment.
Clark County Department of Aviation:	No Comment.

ANALYSIS

The applicant is requesting Planning Commission approval for a final development plan that will consist of a 100,374 square foot building. The proposed building is located at the northwest corner of the approved PUD, Planned Unit Development. The site will be developed in phases, this final development plan is for Phase I of the light industrial use. The proposed user of the building has not been determined at this time. The proposed development is located on the northwest corner of Craig Road and Bruce Street.

According to the submitted final development plan, the warehouse will be 70,424 square feet and the office will be 29,929 square feet. The proposed final development plan contains two (2) access points to the light industrial development; the main access is off

of Donna Street and a smaller emergency access located at the northwest corner of the site along Donna Street.

Perimeter landscaping is in compliance with code requirements. Approximately 15 feet of landscaping, which includes a five-foot wide sidewalk is proposed next to Donna Street. The applicant is required to provide an eighteen (18) foot landscape buffer adjacent to the existing residential to the north per the PUD, Planned Unit Development conditions of approval. The applicant should be required to provide the entire landscape buffer along the northern property line adjacent to the residential with the first phase of development. The final development plan does show the required eighteen (18) feet of landscaping planted with two (2) rows of trees twenty (20) feet on center and staggered. The applicant will need to provide six (6) feet of foundation landscaping at the entrance of the building and landscaping at the end of any parking spaces where islands are located. Landscaping is also required next to the trash enclosure. The landscaping can be addressed during the building permit process.

The parking requirements for a warehouse are one (1) space per 1,000 square feet and for office is one (1) space per 500 square feet. The warehouse is 70,424 square feet and requires seventy-one (71) spaces and the office is 29,929 square feet and requires sixty (60) spaces. The final development plan shows approximately one hundred eighty-nine (189) parking spaces overall for this phase. The parking is in compliance with code requirements. The applicant is required to provide bicycle parking; the warehouse requires three (3) spaces and the office requires six (6) spaces. The final development does not contain the required bicycle parking however this can be reviewed at the time of the building permit process.

The applicant did provide elevations of the warehouse/office building with the final development plan. The elevations show that the building will consist of smooth concrete panels, ribbed concrete panels and steel panels. The color pallet shows colors of tan and gray with yellow and blue as accent colors. The elevations appear to be in compliance with the industrial standards of the code. However, final review of the colors will be reviewed with the building permit. The applicant did not provide elevations for the trash enclosure. The trash enclosure should be of the same colors and materials of the primary building. This can reviewed at the time of the building permit process.

The final development appears to be in compliance with ZN-13-2021 (Ordinance No. 3084). Staff recommends approval of the final development plan subject to conditions.

CONDITIONS:***Planning and Zoning:***

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. The applicant shall comply with all applicable conditions of approval for ZN-13-2021 (Ordinance No. 3084).
3. The eighteen (18) foot landscape buffer located along the northern property line adjacent to the residential is required to be installed in its entirety with the first phase of development.

ATTACHMENTS:

Ordinance No. 3084
Public Works Memorandum
Letter of Intent
Final Development Plan
Landscape Plan
Clark County Assessor's Map
Location and Zoning Map