

DISTRUBITION CENTER/
BEVARAGE PLANT EXPANSION
(TITLE 30)

SUNSET RD/KARMS PK CT

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-21-0378-BOTTLING GROUP, LLC:

WAIVER OF DEVELOPMENT STANDARDS to increase the height of exterior fixtures (luminaries) mounted on buildings.

DESIGN REVIEWS for the following: **1)** distribution center/beverage plant expansion; and **2)** finished grade in conjunction with an existing distribution center/beverage plant on 35.3 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the north side of Sunset Road, 325 feet west of Karms Park Court within Spring Valley. MN/md/jo (For possible action)

RELATED INFORMATION:

APN:
163-35-401-026

WAIVER OF DEVELOPMENT STANDARDS:

Increase the height of exterior fixtures (luminaries) to 24 feet where exterior fixtures (luminaries) mounted on buildings shall be no higher than the line of the first story eave, or 14 feet above finished grade, whichever is lower, per Section 30.48.670 (a 71.5% increase).

DESIGN REVIEWS:

1. Distribution center/beverage plant expansion.
2. Increase finished grade to 60 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 233% increase).

LAND USE PLAN:

SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 6500 W. Sunset Road
- Site Acreage: 35.3
- Project Type: Distribution center/beverage plant expansion
- Number of Stories: 1
- Building Height (feet): 39

- Square Feet: 86,288.5 (building expansion)/10,712.5 (canopy expansion)/355,325 (existing facility)
- Parking Required/Provided: 227/367

Site Plans

The plans depict an existing distribution center/beverage plant located on a 35.3 acre site. A warehouse expansion is proposed along the west side of the building, with the following setbacks: 1) 217 feet from the south property line, adjacent to Sunset Road; 2) 538 feet from the west property line; and 3) 345 feet from the north property line. The existing facility features the following setbacks: 1) 176 feet from the south property line, adjacent to Sunset Road; 2) 167 feet from the east property line; and 3) 97 feet from the north property line. Twelve overhead, loading dock doors are located along the west side of the building expansion, oriented towards the interior of the site. The expansion also includes a parking area for semi-tractor trailers located immediately to the west of the building expansion. An enclosed canopy area for the freezer and chiller relocation is proposed adjacent to the southwest corner of the building expansion, with a truck parking and charging station area located immediately south of the canopy. The facility expansion and truck parking areas will be screened from the right-of-way by an existing 6 foot high decorative screen wall adjacent to Sunset Road. The existing facility and proposed expansion requires 227 parking spaces where 367 parking spaces are provided. An existing 5 foot wide attached sidewalk is located along Sunset Road. Access to the site is granted via 3 existing commercial driveways. The facility expansion requires an increase to the finished grade, up to a maximum of 5 feet, along the west side of the building to match the same elevation and height as the existing building.

Landscaping

All street and site landscaping exists and no additional landscaping is required or provided with this application.

Elevations

The plans depict an overall building height of 39 feet matching the height of the existing building. Exterior materials of the facility expansion consist of precast concrete panels matching the appearance of the existing panels in scale, finish, and color. To ensure compliance with Code requirements, some panels alternate in parapet height with a contrasting color shade that is within the existing color palette of the building. Twelve overhead, loading dock doors, oriented towards the interior of the site, are located along the west side of the facility expansion. All rooftop mechanical equipment will be screened from public view and the right-of-way by parapet walls. A waiver of development standards is required to increase the height of the lighting fixtures, located above the loading dock doors, to exceed 14 feet in height.

Floor Plans

The plans depict an expansion to the existing distribution center/beverage plant measuring 86,288.5 square feet in area. The floor plans depict a proposed warehouse area with multiple racks utilized for the storage of beverages. Twelve overhead, loading dock doors are located along the west side of the facility expansion. An enclosed canopy area, measuring 10,712.5 square feet, is located to the southwest of the facility expansion. The canopy area will contain the relocated freezer and chiller necessary for the operation of the facility.

Signage

Signage is not a part of this request.

Applicant's Justification

The intent of the project is to expand the storage area and truck parking of the existing facility. The additional warehouse storage has been designed to match the scale and appearance of the original portions of the facility. The facility expansion will have a finish floor slab to match the elevation of the existing building; therefore, requires an increase of existing grade greater than 18 inches. The actual increase will be a maximum of 4.86 feet for finish slab above existing grade. The design review for the increase in finished grade will allow for the expansion to be installed at the same elevation and overall height as the existing building.

A waiver is necessary to allow for the installation of building mounted lighting that will be installed higher than 14 feet above finished grade. These lights include areas of adjacent walkways, parking, driveways, and loading docks. The proposed lighting will be similar type and mounted height, approximately 20 feet to 24 feet above finished grade, to the existing building lighting. The loading dock lighting, by its very nature, must be installed above dock doors which would require a mounting height above 14 feet. There are no residential units that abut to any property lines of this project site and the closest property line to any new lighting is greater than 217 feet.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-1147-07	Permit a 10 foot high chain-link security fence along the west property line	Approved by BCC	November 2007
ZC-0023-03 (WC-0140-03)	Waived the requirement for a detached sidewalk along Sunset Road	Approved by BCC	July 2003
ZC-0023-03	Reclassified the project site from R-E to M-D zoning for future industrial development, including the distribution center	Approved by BCC	February 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-D	Warehouse/industrial buildings
South	Business and Design/Research Park	M-D & M-1	Warehouse/industrial buildings
East	Business and Design/Research Park	M-D	Distribution center
West	Business and Design/Research Park	M-D	Warehouse/industrial buildings & undeveloped

Related Applications

Application Number	Request
WC-21-400115 (ZC-0023-03)	A waiver of conditions for exterior lighting fixtures (luminaries) mounted on any building wall to be no higher than 14 feet above the finished grade 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.

Staff finds the request to increase the height of the light fixtures above the loading dock doors reasonable. The intent of the Code requirement is to protect abutting properties with less intensive uses, such as single family residential developments. The height of the light fixtures will match that of the existing lights affixed to the exterior of the building. Loading dock lighting must be installed above the dock doors to ensure proper visibility and safety during the evening operational hours of the facility. There are no residential developments abutting the project site, and the closest property line to any new lighting is greater than 200 feet to the west of the facility expansion. The proposed height increase to the light fixtures should have no impact on the surrounding properties; therefore, staff recommends approval of this request.

Design Review #1

Urban Specific Policy 7 encourages land uses that are complementary and are of similar scale and intensity. Staff finds the proposed expansion is complementary to the existing facility and compatible with the industrial development surrounding the project site. Industrial Policy 102 of the Comprehensive Master Plan states loading areas with roll-up, overhead doors, service areas, and areas intended for large semi-truck parking should be screened from streets, residential, and other adjacent uses. The loading areas with overhead roll-up doors are located on the west side of the building, oriented towards the interior of the site, and are screened from the public right-of-way by an existing 6 foot high decorative block wall. Staff finds the facility expansion complies with Urban Specific Policy 19 of the Comprehensive Master Plan which encourages breaking-up the mass of the buildings through height variations; therefore, staff can support this request.

Public Works - Development Review

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

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

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ANTHONY DIDIO

CONTACT: ANTHONY DIDIO, GRAY WEST CONSTRUCTION INC, 421 E. CERRITOS AVE., ANAHEIM, CA 92805