

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-25-0168-COUNTY OF CLARK (AVIATION) & ARROYO TARGET CENTER, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce street landscaping; **2)** increase wall height; **3)** allow existing and new attached sidewalks; **4)** reduce street width; and **5)** reduce throat depth.

**DESIGN REVIEW** for a proposed warehouse and distribution complex on 19.32 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the southwest corner Rainbow Boulevard and Sunset Road within Spring Valley. MN/rg/cv (For possible action)

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RELATED INFORMATION:

**APN:**

176-03-501-005; 176-03-501-014; 176-03-501-017; 176-03-501-019

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce street landscaping along Rosanna Street and Rafael Rivera Way to 1 foot where 10 feet is required behind an attached sidewalk per Section 30.04.01D (a 90% reduction).
2. Increase the wall height to 8 feet where a minimum of 3 feet is permitted in the front and side yards per Section 30.04.03B (a 167% increase).
3.
  - a. Allow an existing attached sidewalk along Rainbow Boulevard where a detached sidewalk is required per Section 30.04.08C.
  - b. Allow a proposed attached sidewalk along Rosanna Street and Rafael Rivera Way where a detached sidewalk is required per Section 30.04.08C.
4. Reduce street width to 47 feet for Rosanna Street where 60 feet is required per Section 30.04.08D (a 22% decrease).
5.
  - a. Reduce the proposed driveway throat depth (D1) to 33 feet where 150 feet is required per Uniform Standard Drawing 222.1 (a 78% reduction).
  - b. Reduce the proposed driveway throat depth (D2) to 17 feet where 150 feet is required per Uniform Standard Drawing 222.1 (an 89% reduction).
  - c. Reduce the proposed driveway throat depth (D3) to 13 feet where 150 feet is required per Uniform Standard Drawing 222.1 (a 91% reduction).
  - d. Reduce the proposed driveway throat depth (D4) to 52 feet where 150 feet is required per Uniform Standard Drawing 222.1 (a 65% reduction).
  - e. Reduce the proposed driveway throat depth (D5) to 50 feet where 150 feet is required per Uniform Standard Drawing 222.1 (a 67% reduction).
  - f. Reduce the proposed driveway throat depth (D6) to 8 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 68% reduction).

**LAND USE PLAN:**  
**SPRING VALLEY - BUSINESS EMPLOYMENT**

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: 7075 W. Sunset Road
- Site Acreage: 19.32
- Project Type: Warehouse and distribution development
- Number of Stories: 1
- Building Height (feet): 48 (Building P2-A and P2C)/44 (Building P2-B)
- Square Feet: 147,600 (Building P2-A)/39,520 (Building P2-B)/133,440 (Building P2-C)
- Parking Required/Provided: 257/317
- Sustainability Required/Provided: 7/6.5

**Site Plans**

The plans depict the proposed warehouse and distribution complex located at the south side of Sunset Road and the west side of Rainbow Boulevard. The plans show that the proposed warehouse development will consist of 3 buildings, 2 on the north side (Building P2-A and Building P2-C) and 1 on the south side (Building P2-B) of the Wagon Trail Avenue alignment. Building P2-A is 86 feet from Sunset Road, and 77 feet from Montessouri Street. Building P2-C is 101 feet from Sunset Road and 93 feet from Rainbow Boulevard. The plan shows that parking lots are provided on the west, east, and north sides of Building P2-A, and along the north and east sides of Building P2-C. Building P2-B is setback 52 feet from the north property line, 62 feet from the east property line, 60 feet from the south property line and 45 feet from the west property line. The parking lots are provided on the east and south sides of the building. The proposed development provides a total of 317 parking spaces; this includes 12 ADA parking spaces and 9 electric vehicle charging stations. Excluding ADA and electric vehicle charging stations, the total parking spaces provided is 296 which does not exceed the 15 percent maximum allowed parking based on 257 required parking spaces for the development.

Wagon Trail Avenue bisects the property to the north and south and terminates in a cul-de-sac east of Rosanna Street. Rosanna Street is on the west side of the southern parcel and also terminates in a cul-de-sac at the south end. The truck aprons or loading docks with roll up doors are directed towards the public right-of-way but are screened with an 8 foot high wall. Eight foot high walls are proposed along the north and south sides of Wagon Trail Avenue and along the southern portion of the northern property along Rainbow Boulevard. The waiver request is to allow the 8 foot high wall on the south side of Wagon Trail Avenue, in the front yard, and along Rainbow Boulevard, in the side corner yard, where 3 feet is the maximum height permitted. The wall along the north side of Wagon Trail is permitted since it is the rear yard of the northern parcel and is setback for the required landscaping with detached sidewalk.

The applicant is requesting to reduce the proposed driveway throat depth for driveway accesses along Sunset Road, Montessouri Street, and Wagon Trail Avenue. The north side of the development contains a total of 5 driveways to the site and the request to reduce the throat depth ranging from 13 to 52 feet where 150 feet is required per Uniform Standard Drawing 222.1 (the

reduction between 65% to 91%). While the south side of the development has a single access where it is requested to reduce the throat depth to 8 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 68% reduction). The applicant is requesting to allow the existing sidewalk along Rainbow Boulevard to remain in place. New attached sidewalks are proposed along Rafael Rivera Way and Rosanna Street along the bulb of the cul-de-sac. Detached sidewalks are shown on Sunset Road, Montessouri Street and Wagon Trail Avenue. The plans show the street width for Rosanna Street is 47 feet where 60 feet is required per Section 30.04.08C.

#### Landscaping

The plan depicts a 15 foot wide sidewalk and street landscaping area along Sunset Road, Montessouri Street, Wagon Trail Avenue, and Rosanna Street except along the cul-de-sac. A detached 5 foot wide sidewalk and 5 foot wide landscape strip on each side area shown, except for Rainbow Boulevard, where a 13 foot wide landscape area is shown behind the existing attached sidewalk. Alternative landscaping is proposed to allow medium sized trees along the street frontages. A landscape buffer is provided along Rafael Rivera Way and I-215 off-ramp. A waiver has been requested to reduce the landscape strip width along the bulb of the cul-de-sac of Rosanna Street and Rafael River Way.

#### Elevations

The plans depict 3 typical 1 story concrete tilt-up shell industrial buildings. The building exterior consists primarily of painted concrete tilt-up panels that vary in color across each façade switching between a purple, white, and gray color. Each façade also contains parapets that vary in height with the parapets changing 2 feet in height. The walls of the building recess and pop-out to create a varying appearance to the building. Access to the building is provided primarily through the office entrances at the corner of each building, except for Building P2-A which also has an office at the center part of the building. Entrances contain a double door commercial window and door system and is recessed into the building to shade the entrance. Multiple windows at 2 levels on the façade are provided on the corners of each building. Additional access to the buildings is provided by hollow metal doors that are painted to match the corresponding façade, and white metal roll-up overhead doors on the south sides of Buildings P2-A and P2-C and the north side of Building P2-B. All mechanical equipment will be screened from view. Buildings will be a maximum of 48 feet in height.

#### Floor Plans

The plans shows that the buildings are shells that will be modified for future tenants to include possible office spaces at each corner of the building, except for Building P2-A where it has an office space at one corner on the southeast portion of the building. The plans shows that the overall interior space consists of 147,600 square feet for Building P2-A, 39,520 square feet for Building P2-B, and 133,440 square feet for Building P2-C.

#### Applicant's Justification

The site will have 2 access points along Sunset Road, Montessouri Street, and 2 along the future Wagon Trail Avenue east of the Rosanna Street alignment. A waiver is requested to reduce the throat depth for driveways #1, #2, #3, #4, #5 and #6. While the throat depths are reduced, there is additional distance before any parking or loading areas for all driveways. The reduction in

throat depths will not pose a traffic or safety concern, including any increase in stacking onto the right-of-way. The proposed industrial warehouse park will attract far less traffic than a commercial shopping center. The applicant requests a waiver to allow for an existing sidewalk along Rainbow Boulevard to remain in place. The applicant is designing the site to accommodate the future bus stop along Rainbow Boulevard closer to the intersection. The request to allow the 8 foot high wall along Wagon Trail Avenue and Rainbow Boulevard encroaches into the setbacks. The wall height increase will not negatively impact the site because this wall is located internal to the site and is not facing a true front yard visible to the public. A waiver request to reduce the width of Rosanna Street to accommodate the detached sidewalk along the east side.

#### Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0890-05	Reclassified APN 176-03-501-017 from RS20 to CG zoning for future commercial development	Approved by BCC	July 2005
ZC-0466-04	Reclassified APN 176-03-501-014 from RS20 to CG zoning for future commercial development	Approved by BCC	April 2004

#### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG (AE-60)	Shopping center
South	Corridor Mixed-Use & Business Employment	RS20 (AE-60) & IP (AE-60)	Bruce Woodbury Beltway
East	Business Employment & Corridor Mixed-Use	CG & RS20 (AE-60)	Shopping center & undeveloped
West	Business Employment	IP & RS20 (AE-60)	Undeveloped

The subject site is within the Public Facilities Needs and Assessment (PFNA) area.

#### Related Applications

Application Number	Request
ZC-25-0166	A zone change to reclassify the site from RS20 and CG to IP is a companion item on this agenda.
VS-25-0167	A vacation and abandonment for portions of rights-of-way and easements is a companion item on this agenda.

#### STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

#### Analysis

##### Comprehensive Planning

##### Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the

subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

#### Waiver of Development Standards #1

While the street configuration of the cul-de-sac could be redesigned to meet the street landscaping strip width requirement, as this is an undeveloped site, and there is extensive landscaping along most of the cul-de-sac and the small area with the reduced landscaping will not impact the area. Therefore, staff can support this request.

#### Waiver of Development Standards #2

The proposed walls along Wagon Trail Avenue, east of the Rosanna Street alignment measure 8 feet high and are located within the front setback area. Since there is limited traffic along Wagon Trail Avenue, and landscaping is provided per Code, staff can support this request. Similarly, the required landscaping is provided along Rainbow Boulevard. The landscape area is setback from the constructed roadway, and is also elevated from the property; therefore, staff can also support this request.

#### Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The architecture meets the requirements per Code, and the site is compatible with the surrounding commercial uses. The plans depict a greater number of trees within the street landscaping areas and parking lot landscaping. The sustainability table shows 6.5 out of 7 points being met with additional points for LED lighting, roof insulation, hybrid panelized roof system, water efficient irrigation control, roof design with solar panels, low-emitting VOCs and insulated concrete panels. Although the loading areas or truck aprons are oriented towards the Wagon Trail Avenue right-of-way, the proposed 8 foot high screen walls are being proposed to screen the truck aprons or loading docks. Staff can support the design review.

#### **Public Works - Development Review**

##### Waiver of Development Standards #3

Staff cannot support the request for attached sidewalks along Rainbow Boulevard and Rosanna Street. Detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic.

##### Waiver of Development Standards #4

Staff has no objection to the request to reduce the street width as Rosanna Street should see minimal traffic as it dead ends to the south of this site.

### **Waiver of Development Standards #5**

Staff has no objection to the reduced throat depth for the commercial driveways along Sunset Road, Montessori Street and Wagon Trail Avenue. The applicant worked closely with staff to ensure that vehicular access to the site was redesigned to be safer on Sunset Road.

### **Staff Recommendation**

Approval of waivers of development standards #1, #2, #4 and #5, and the design review; denial of waiver of development standards #3.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

### **PRELIMINARY STAFF CONDITIONS:**

#### **Comprehensive 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 approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

#### **Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet back of curb and a portion of cul-de-sac for Wagon Trail Avenue, 23.5 feet back of curb and a portion of cul-de-sac for Rosanna Street, right turn lanes for the commercial driveway along Sunset Road and associated spandrels;
- 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 devices;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Sunset Road improvement project and the Beltway improvement project;

- 90 days to record said separate document for the Sunset Road improvement project and the Beltway improvement project.

**Fire Prevention Bureau**

- 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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0427-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Spring Valley - approval of waivers of development standards #4 and #5; denial of waivers of development standards #1, #2, #3, and the design review.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** LARRY MONKARSH

**CONTACT:** MARISSA FEHRMAN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135