

DISTRIBUTION CENTER
(TITLE 30)

ARVILLE ST/SLOAN RD
(SOUTH COUNTY)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-23-0530-SLOAN ARVILLE, LLC:

DESIGN REVIEW for modifications to a previously approved distribution center on 5.0 acres in an M-D (Designed Manufacturing) Zone.

Generally located on the east side of Arville Street, 787 feet south of Sloan Road (alignment) within South County. JJ/bb/syp (For possible action)

RELATED INFORMATION:

APN:

191-19-701-004

LAND USE PLAN:

SOUTH COUNTY (SLOAN) - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Project Type: Distribution center
- Number of Stories: 1
- Building Height (feet): 39
- Square Feet: 85,773
- Parking Required/Provided: 86/86

Site Plan

The plan displays a proposed distribution building centrally located on the parcel with the front of the building facing west. The proposed change is to mirror the previously approved design review for the building and flip the footprint from south facing bay doors to north facing. The proposed building is set back 10 feet 6 inches from the south property line, 87 feet from the north property line, 71 feet 6 inches from the east property line, and 86 feet from the west property line. Access to the development is provided via 2 driveways located along the west property line adjacent to Arville Street. The applicant is providing 86 parking spaces where 86 parking spaces are required. Parking is located on the western portion of the parcel, along the east property line, and on the northwest corner of the site. The plans also show a proposed sliding access gate on

the northwest corner of the building and is set back 136 feet east of the driveway on the northwest corner of the parcel. Loading docks are located along the north facing elevation of the proposed distribution building and are screened from view from the right-of-way to the west. The applicant is also proposing cross access for future developments to the north and south. An 8 foot high chain-link fence with a screen mesh will be installed on the majority of the north and south property lines, and along the east property line.

The applicant obtained a zone change from R-U zoning to M-D zoning for this proposed distribution building, as well as waivers of the development standards including a reduction in driveway throat depth dimension and allow an attached sidewalk along Arville Street (west property line). Lastly, the applicant also obtained the following design reviews: alternative parking lot landscaping where landscaping per Figure 30.64-14 is required; and increase finished grade to 78 inches where a maximum of 18 inches per Title 30 is required at the center of the site.

Landscaping

The plan depicts an attached sidewalk with a 10 foot wide landscape strip along the west property line (Arville Street). Large trees are spaced every 40 feet with a variety of shrubs and groundcover. The applicant is also proposing landscape finger islands as required per Figure 30.64-14 within the parking spaces east and west of the distribution building. Landscape finger islands are also located on the northwest corner of the site. Landscape finger islands are implemented after every 6 parking spaces throughout the site, except for the parking spaces located west of the gate. Lastly, the applicant is also proposing large trees spaced every 40 feet along the south property line.

Elevations

The plan shows a proposed distribution building with an overall height of 39 feet. The exterior walls will consist of concrete tilt-up panels with a parapet style roof. The now north facing elevation depicts aluminum door and window systems and roll-up doors for the loading docks. The east facing elevation continues to feature hollow metal doors and roll-up doors. The west facing elevation depicts aluminum window systems and the main entry doors. The south facing elevation depicts hollow metal doors and faux windows.

Floor Plan

No changes are proposed to the previously approved floor plan with the exception to the building footprint being flipped and mirrored on the site. The office space and entrance will now be facing north at the northwest corner of the building. The plan depicts a proposed distribution building with an overall area of 85,773 square feet. The fire pump room is located on the northern portion of the building adjacent to the proposed loading dock area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is requesting to develop the property with the only significant change being the site plan footprint of the building being mirrored on the property. This condition is needed to decrease the impacts related to grading that could impact other properties.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-21-0633	Reclassified the site from R-U to M-D zoning for a distribution center	Approved by BCC	January 2022
VS-21-0367	Vacated and abandoned patent easements	Approved by PC	October 2021

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & South	Business Employment	R-U	Undeveloped
West	Industrial	M-1	Office/warehouse with outside storage facility

Related Applications

Application Number	Request
WC-23-400143 (ZC-21-0633)	A request to waive a condition to construct per revised plans 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

Comprehensive Planning

The submitted plans depict a revised design that simply mirrors the previous approval as a way to create less of an impact on grading and surrounding properties. This change is consistent with industrial developments and is supported by the Master Plan. Staff finds the design to be appropriate for the proposed use; therefore, staff can support this request.

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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 40 feet for Arville Street;
- Provide paved legal access.
- 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 VS-21-0367 must remain current.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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 #0289-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC

CONTACT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC, 5052 S. JONES BOULEVARD, SUITE 110, LAS VEGAS, NV 89118