

09/07/22 BCC AGENDA SHEET

DISTRIBUTION CENTER
(TITLE 30)

NELLIS BLVD/CAREY AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0408-GKT II, LLC ET AL & ARNOLD, ALAN J. 1995 LIVING TRUST:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** cross access; and **2)** reduce landscaping.

DESIGN REVIEWS for the following: **1)** a proposed distribution center; and **2)** finished grade on 6.2 acres in an M-D (Designed Manufacturing) (AE-65 & APZ-2) Zone.

Generally located on the southwest corner of Nellis Boulevard and Carey Avenue within Sunrise Manor. TS/bb/jo (For possible action)

RELATED INFORMATION:

APN:

140-20-502-005

WAIVERS OF DEVELOPMENT STANDARDS:

1. Waive the requirement for cross access with the property to the south and west where required per Table 30.56-2.
2.
 - a. Reduce landscaping behind an attached sidewalk adjacent to Carey Avenue to 10 feet where 15 feet is required per Section 30.64.030 (a 33% decrease).
 - b. Reduce landscaping behind an attached sidewalk adjacent to Nellis Boulevard to 10 feet where 15 feet is required per Section 30.64.030 (a 33% decrease).

DESIGN REVIEWS:

1. Proposed distribution center consisting of 1 building.
2. Increase finished grade to 60 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 67% increase).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 2327 Nellis Boulevard
- Site Acreage: 6.2
- Project Type: Distribution center

- Number of Stories: 1
- Building Height (feet): 47
- Square Feet: 136,030
- Parking Required/Provided: 67/83

Site Plan

The site plan depicts a 136,030 square foot distribution center oriented north to south with access from Carey Avenue and Nellis Boulevard. Loading docks are located on the west side of the building with an access drive aisle on the west, south, and east sides of the building. Eighty-three parking spaces are located on the southwest portion of the site and the east side of the building. Primary entrances are located on the northeast and southeast corners of the building. A 5 foot maximum increased finished grade is shown on the Nellis Boulevard side of the lot and south side of the lot. Cross access is not provided to the property to the south or west.

Landscaping

Landscaping is provided along the north, east, and south property lines. The applicant is proposing to keep the existing landscaping/landscape improvement and attached sidewalks along Carey Avenue and Nellis Boulevard. A waiver is requested to have less than 15 feet of landscaping adjacent to the existing attached sidewalks along Carey Avenue and Nellis Boulevard.

Elevations

The elevations depict a 47 foot high concrete tilt-up building with vertical off-set parapets and return walls to break-up the façade. Metal doors, storefront tinted windows with a canopy cover are located at the elevated main entrances on the northeast and southeast corner of the building. The face of the building will have a combination of white and gray paint with accents. Roll-up doors on the west side of the building will be painted to match the building. Walkways are adjacent to the north, east, and south areas of the building for pedestrian access.

Floor Plan

The 136,030 square foot distribution center/warehouse has a 32 foot clearance to ceiling, 18 dock door entrances and 2 accessory office areas for bathrooms, storage, and other ancillary uses in support of the distribution center. The remainder of the warehouse floor space is open.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is proposing to develop the distribution center warehouse at the southwest corner of Carey Avenue and Nellis Boulevard. The building will have enhanced articulation to break-up the mass of the building and the roofline. A storefront design is shown on the northeast and southeast corner of the building. A maximum 25% of the floor area will be used for office space and drop ceiling. A minimum 32 foot overhead clearance will be provided in the warehouse area. The loading docks and roll-up doors do not face the street or residential uses. In addition, due to grade differences and potential retaining walls, cross access cannot be provided. Lastly, the surrounding area is zoned M-1 for more intense uses.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0463-06	Tentative map for 6.1 acres - expired	Approved by PC	December 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-D	Undeveloped & gasoline station
South	Business Employment	M-1	Undeveloped, outside storage, & vehicle sales
East	Urban Neighborhood (greater than 18 du/ac) & Business Employment	R-4 & M-1	Multiple family residential & vehicle repair
West	Business Employment	M-1	Industrial water equipment & storage

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

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.

Shared cross access would provide an alternative exit from this property that could greatly improve the ability for trucks and vehicles to travel in the direction they want. The existing attached sidewalk along Carey Avenue was built decades ago and is blocked by multiple obstructions (light poles and power poles). The existing sidewalk is not useable in its current form and indeed promotes unsafe pedestrian movements into the street or onto the land side of the sidewalk. The sidewalk in its current configuration is not adequately serving the public or providing a clear area for pedestrian movement. The Code requires 15 feet of landscaping adjacent to existing attached sidewalks, which is not being met in this request. While the applicant indicates there is existing landscaping, or a landscaping improvement, aerial photographs indicate very minimal landscaping along Carey Avenue and no landscaping along Nellis Boulevard. Staff finds that the required landscaping can be provided. The Master Plan Policy 4.1.6 supports improvements in pedestrian connectivity in underserved communities and locations like this property at the corner of a major intersection. The Master Plan Goal SM-4 and Policy SM-4.2 supports a sidewalk intersection design that prioritizes pedestrian safety. Core Value 2 of the Master Plan supports equitable access by supporting both on and off-site sidewalk

requirements. The Master Plan countywide goal 1.3, policy 1.3.4 supports sidewalk development. The substandard existing sidewalks and proposed landscaping are not supported by staff.

Design Review #1

The proposed use of this property as a distribution center is not supportable when considering the regional access to and from this property. As the plans are designed, there is no direct access to travel west or north from this property. Truck traffic will be forced to exit the site either from the north or east and travel either east down Carey Avenue or south on Nellis Boulevard. For a semi-tractor trailer to exit onto Carey Avenue, the turning movement will require encroachment into at least 2 lanes of traffic. The intersection is only approximately 400 feet to the east and any attempt to enter the left turn lane for access to north bound Nellis Boulevard will be problematic at most times during the day and potentially difficult during peak hour traffic. This means there could be a large number of trucks going east past Nellis Boulevard to find a turnaround location. The quickest way to return to Nellis Boulevard north or Carey Avenue west is to take Betty Lane south to Glendale Avenue or Betty Lane north. Both of these streets are inadequate for significant semi-tractor trailer use. Glendale Avenue goes through the middle of a Rural Estates Residential Neighborhood on 2 lanes of pavement with no off-site improvements. Betty Lane north is an industrial neighborhood, but the street quality is not intended for significant truck traffic. Trucks exiting from the Nellis Boulevard driveway can only turn right and travel southbound. The same problem exists with the quickest way to travel north on Nellis being a left turn onto Judson Avenue, left on Betty Lane, and left onto Glendale Avenue. The Master Plan Policy 4.2.6 supports connectivity for truck traffic and the efficient movement of goods in and through Clark County in areas with desirable freight access. Staff cannot support the proposed distribution center at this location with such limited access opportunities and potentially detrimental routes.

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. However, since staff cannot support the rest of the application, staff cannot support this request.

Summary

During the pre-review process, the applicant was advised that staff could not support the driveway location on Carey Avenue due to the proximity of the driveway to the driveway to the west and to the driveways on the north side of Carey Avenue. The applicant is proposing a median on Carey Ave to attempt to mitigate the concerns with the driveways on the north side of Carey Avenue. Staff still has concerns with the driveway on the site to the west and with the proposed median. County traffic engineers will have to evaluate the median with a traffic study to determine if it will be detrimental to vehicles travelling on Carey Avenue. Due to the concerns, staff recommends that there be no driveway on Carey Avenue.

Staff Recommendation

Denial.

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:

Current Planning

If approved:

- 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 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;
- Traffic study and compliance;
- No driveway shall be permitted on Carey Avenue;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Carey Avenue improvement project.
- 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; and that Nevada Department of Transportation (NDOT) permits may be required.

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 #0419-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTESTS:

APPLICANT: GKT II, LLC

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR., SUITE 650, LAS VEGAS, NV 89135