

DISTRIBUTION CENTER  
(TITLE 30)

ARBY AVE/MYERS ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-21-0748-LH VENTURES, LLC:**

**ZONE CHANGE** to reclassify a 5.0 acre parcel from an R-E (Rural Estates Residential) Zone to an M-D (Design Manufacturing) Zone.

**DESIGN REVIEWS** for the following: **1)** distribution center; and **2)** finished grade.

Generally located on the southeast corner of Arby Avenue and Myers Street within Spring Valley (description on file). MN/sd/jo (For possible action)

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RELATED INFORMATION:

**APN:**

176-04-801-003

**DESIGN REVIEWS:**

1. Distribution center.
2. Increase finished to 67 inches where a maximum of 36 inches is the standard per Section 30.32.040 (an 86% increase).

**LAND USE PLAN:**

SPRING VALLEY - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 5
- Project Type: Distribution center
- Number of Stories: 2
- Building Height (feet): 37
- Square Feet: 83,280
- Parking Required/Provided: 84/84

Site Plans

The plans depict a proposed distribution center. The plans show access from Arby Avenue and Myers Street with a 25 foot wide fire lane that encircles the building. Loading docks are facing east and are not visible from the right-of-way and are facing an existing warehouse facility. The

size of the proposed distribution center is 83,280 square feet. Parking is shown along the east, south, and west portions of the parcel. The parcel is currently zoned R-E (Rural Estates Residential) with a land use designation of Business Employment.

#### Landscaping

The plans depict landscaping both internally and along the perimeter of the property. Landscape islands are shown every 6 spaces per Code with a 25 foot wide landscape area shown along Myers Street and Arby Avenue behind an attached sidewalk. Landscaping consists of various trees, shrubs, and groundcover and will serve as an intense buffer to adjacent properties. Trees will be 24 inch box large Evergreens at 30 feet on center.

#### Elevations

The plans depict a distribution center building up to 37 feet to the parapet wall and will be constructed with painted concrete tile panels, reveals, spandrel glazing, aluminum storefront glazing windows, and other architectural enhancements.

#### Floor Plans

The plans depict a distribution center facility with an open floor plan to be used for storage and/or distribution of products and includes a utility room, loading dock, fire pump room, and electric room.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

This project meets the challenge of providing valuable service to the surrounding community by providing a great option for new businesses to facilitate growth in the e-commerce & warehouse industry. This project would not have adverse impacts on the natural environment or other properties in the vicinity and will strive to enhance the surrounding neighborhood by providing a well-developed project.

#### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
NZC-0625-13 (ET-0167-16)	Extension of time for a nonconforming zone change - expired	Approved by BCC	January 2017
NZC-0625-13	Reclassified from R-E and C-P to R-2 zoning - expired	Approved by BCC	January 2014

#### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Business Employment	U-V	Multiple family residential
South	Business Employment	R-E	Funeral home

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
East	Business Employment	M-D	Office/warehouse facility
West	Business Employment	R-2	Single family residential

The site and the surrounding area are located in the Public Facilities Needs Assessment (PFNA) area.

### **Related Applications**

<b>Application Number</b>	<b>Request</b>
VS-21-0750	A vacation and abandonment of patent easements is a companion item on this agenda.
TM-21-500213	A tentative map for a 1 lot commercial subdivision 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**

##### Zone Change

The project complies with policies set forth in the Master Plan, Business Employment section, whereby, such uses as a warehouse/office and/or light industries are considered primary uses for this land use category and provide for concentrated areas of employment and commercial uses. Furthermore, most of the area is planned for light industrial uses and several properties in the area are zoned M-D and developed with similar uses which makes this site harmonious with the existing developments in the area. Therefore, staff can support the zone change request.

##### Design Review #1

The goal of any development of any such warehouse property is to orient fewer intensive uses and landscaping adjacent to public right-of-way on the perimeter of the development. This improves the visual quality and buffering and maintains view corridors to the businesses. For example, the loading docks are oriented towards the east, which is also zoned as an M-D use. In addition, the design and layout, includes adequate landscaping, buffering, and parking to accommodate the use. Furthermore, the parking lot is meeting Code by having a landscape finger every 6 spaces. Staff finds that the proposed project in part, is complementary with abutting uses through site planning and approved use. Staff can support the design review.

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

**PRELIMINARY STAFF CONDITIONS:****Current Planning**

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- 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 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 the design reviews must commence within 4 years of approval date or they 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;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Myers Street, 30 feet for Arby Avenue, and associated spandrel.
- 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.

**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 #0259-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Spring Valley - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** ROSALINDA MEADOR-APARICIO

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