

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400125 (ZC-21-0633)-SLOAN ARVILLE, LLC:

WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: **1)** allow an attached sidewalk; and **2)** reduced throat depth.

DESIGN REVIEWS for the following: **1)** alternative landscaping; **2)** a distribution center; and **3)** finished grade on 5.0 acres in an IP (Industrial Park) Zone.

Generally located east of Arville Street and south of Sloan Road within the South County planning area. JJ/mh/kh (For possible action)

RELATED INFORMATION:

APN:

191-19-701-004

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow an attached sidewalk where a detached sidewalk along Arville Street is required per Section 30.64.030.
2. Reduce a commercial driveway throat depth to 6 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 76% decrease).

DESIGN REVIEWS:

1. Alternative parking lot landscaping where landscaping per Figure 30.64-14 is required.
2. A distribution center.
3. Increase finished grade to 78 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 333% increase).

LAND USE PLAN:

SOUTH COUNTY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 14428 Arville Street
- Site Acreage: 5
- Project Type: Distribution center
- Number of Stories: 1
- Building Height (feet): 39
- Square Feet: 85,773
- Parking Required/Provided: 86/86

History, Site Plan, & Request

The site was originally approved for a zone change from R-U to M-D (currently IP) for a distribution center with associated waivers and design reviews via ZC-21-0633 in January 2022. A design review with revised plans was subsequently approved via DR-23-0530 in November 2023. Later, a 2 year extension of time for ZC-21-0633 was approved via ET-23-400184 in February 2024. The applicant is now requesting an additional 2 year extension to commence the project.

The approved plans with DR-23-0530 display a proposed distribution building centrally located on the parcel with the front of the building facing west. The proposed change was 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 approved plans also show a sliding access gate on the northwest corner of the building which 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. Cross access for future developments to the north and south was also proposed. An 8 foot high chain-link fence with screen mesh will be installed on the majority of the north and south property lines, and along the east property line.

As part of the original application, the applicant requested a conforming zone change from R-U zoning to M-D (currently IP) zoning for a proposed distribution building. Waivers of development standards requests included a reduction in driveway throat depth dimension and allow an attached sidewalk along Arville Street (west property line). The applicant also requested the following design reviews: alternative parking lot landscaping, increase finished grade to 78 inches at the center of the site, and the overall design of a proposed distribution center.

Landscaping

The approved landscape plan with DR-23-0530 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 also proposed landscape finger islands 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 provided every 6 parking spaces throughout the site, except for the parking spaces located west of the gate. Lastly, the applicant also proposed large trees spaced every 40 feet along the south property line. No other changes have been proposed since the original approval.

Elevations

The approved elevation plan with DR-23-0530 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 north facing elevation depicts aluminum door and window systems and roll-up doors for the loading docks. The east, south, and west elevations have not changed since the

original approval. 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 Plans

The approved floor plan with DR-23-0530 depicts a proposed distribution building with an overall area of 85,773 square feet. No changes are proposed to the originally 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 fire pump room is located on the northern portion of the building adjacent to the proposed loading dock area.

Previous Conditions of Approval

Listed below are the approved conditions for ET-23-400184 (ZC-21-0633):

Comprehensive Planning

- Until January 5, 2026 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised that 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for ZC-21-0633:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Per revised plans;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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 the waivers of development standards and design reviews must commence within 2 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 40 feet for Arville Street;
- Provide paved legal access;
- Applicant shall coordinate with Public Works - Development Review to apply for a Bureau of Land Management (BLM) right-of-way grant to provide access to the parcels.

Building Department - Fire Prevention

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that there are no public sanitary sewer facilities available in the vicinity of the parcel and none are planned within the next 5 years.

Applicant's Justification

The applicant states that the project has been delayed due to difficulties finding a well driller, though one has recently been contracted. Since the original approval, a drainage study has been approved, a Clark County Fire Department review has been approved, NV Energy and Century Link plans have been finalized, civil improvement plans have been approved, and construction documents have been approved.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|------------------------------|---|-----------------|---------------|
| ET-23-400184 (ZC-21-0633) | First extension of time for a distribution center with waivers to allow an attached sidewalk and reduced throat depth | Approved by BCC | February 2024 |
| ET-23-400142 (VS-21-0367) | First extension of time for vacation and abandonment of patent easements | Approved by PC | November 2023 |
| WC-23-400143 (ZC-21-0633) | Waiver of conditions of a zone change requiring to construct per revised plans | Approved by BCC | November 2023 |
| DR-23-0530 | Modifications to a previously approved distribution center | Approved by BCC | November 2023 |
| 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 - recorded | Approved by PC | October 2021 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|----------------------|----------------------------------|----------------------------------|--------------------------|
| North, South, & East | Business Employment | RS80 | Undeveloped |
| West | Business Employment | IL | Outdoor storage |

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**

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds that the applicant has continued to make progress toward commencement of this project. Since the previous extension of time (ET-23-400184) was approved, the applicant has submitted a geo-soils study (PW24-12644), an off-sites permit (PW24-10920), a traffic study (PW24-11687), and an underground construction permit (FR24-01837). Staff can support this extension of time since the applicant has demonstrated progress toward commencement. However, the County has adopted a rewrite to Title 30 effective January 1, 2024, and projects are expected to comply with the new regulations. Therefore, staff may not be able to support future extension of time requests.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

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**

- Until January 5, 2028 to commence or the application will expire unless extended with approval of an extension of time.

- Applicant is advised that 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; 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Applicant to coordinate a contribution with Public Works - Development Review for improvements on Sloan Road;
- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: SLOAN ARVILLE, LLC

CONTACT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC, 5052 S. JONES BOULEVARD, SUITE 165, LAS VEGAS, NV 89118