

06/21/23 BCC AGENDA SHEET

BADURA NAP 14, 15, 16
(TITLE 30)

JONES BLVD/BADURA AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-23-500055-NV LAS NAP 14-16, LLC:

TENTATIVE MAP consisting of 1 industrial lot on 51.5 acres in an M-D (Designed Manufacturing) Zone and an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the north side of Badura Avenue, the east side of Jones Boulevard, the west side of Lindell Road, and the south side of the CC 215 Beltway within Enterprise. MN/hw/syp
(For possible action)

RELATED INFORMATION:

APN:

176-01-201-004 through 176-01-201-008; 176-01-201-020

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 5660 W. Badura Avenue
- Site Acreage: 51.5 (gross)/48.3 (net)
- Number of Lots/Units: 1
- Project Type: Industrial Subdivision

The plan depicts a 1 lot industrial subdivision on the site of an existing data center warehouse complex. The lot is shown to be 51.5 acres gross and 48.3 acres net. The map shows an existing 232,609 square foot data center warehouse located in the southwest portion of the site, previously approved through ZC-19-0571. The map additionally shows 2 proposed 214,086 square foot data center warehouses located in the northwestern and northeastern portions of the property along the northern property line with the CC 215 Beltway. Generator and utility distribution yards are located on both the north and south sides of the existing and proposed warehouses. A communication tower is located on the north side of the southernmost warehouse and a pump house is located on the east side of the southern warehouse. Paved parking and drive aisles are distributed throughout the site surrounding the data center warehouses in specific clusters along the northern property line, along the property line with Badura Avenue, and between the 2 warehouses located in the western portion of the site. Three commercial driveways provide access to the site, which include driveways from Badura Avenue, Lindell Road, and a driveway for emergency access from Maule Avenue. All 3 driveways contain 21 foot wide and 12 foot high metal rolling gates.

Landscaping

The plans show that there will be no changes to the existing perimeter landscaping, which includes a 9 foot 5 inch strip adjacent to the CC 215 on-ramp, a 15 foot wide landscape strip with a detached sidewalk adjacent to Roy Horn Way, a 16 foot wide to 19 foot wide landscape strip along Lindell Road with a detached sidewalk, a 20 foot wide landscape strip with a detached sidewalk along Badura Avenue, a 15 foot wide landscape strip behind an attached sidewalk on Corporate Plaza Drive, and 15 foot wide landscape strips behind existing attached sidewalks on Maule Avenue and Jones Boulevard.

Waivers of development standards have been approved to eliminate trees from the landscaping plan and provide shrubs as the perimeter street landscaping with ZC-19-0571. Another waiver of development standards was approved which further reduced the number of shrubs (1 row of shrubs instead of 2 rows) from the perimeter landscaping through WS-20-0318. The reduction in shrubs was approved along Lindell Road and along Roy Horn Way.

No parking lot landscaping has been shown and a waiver of development standards is being proposed to waive all parking lot landscaping for the portions of the site now being developed.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0459	230 kV electrical substation with transmission lines and increased height with waiver for trash enclosures, off-site improvement, and driveway geometrics for the area west of Redwood Street	Approved by BCC	January 2023
UC-22-0549	230 kV electric substation with associated equipment and utility structures with increased height	Approved by PC	November 2022
WS-20-0318	Increased area for a project identification sign, reduced landscaping, and reduced throat depth and approach distance	Approved by BCC	September 2020
VS-19-0572	Vacated and abandoned 33 foot patent easements and 5 feet of Lindell Road and Badura Avenue for detached sidewalks - recorded	Approved by BCC	September 2019
ZC-19-0571	Reclassified the site from R-E, R-E (AE-60), C-2, and C-2 (AE-60) to M-D and M-D (AE-60) zoning for a communication tower, data center, and signage with waivers	Approved by BCC	September 2019
WS-0906-07	Signage in conjunction with an industrial office and retail development - expired	Approved by BCC	September 2007
ZC-0089-06	Reclassified the site from R-E, M-D, and M-1 zoning to M-D zoning for an industrial, office, and retail development with waivers - design review expunged	Approved by BCC	May 2006
ZC-0851-04	Reclassified 32.7 acres to M-D zoning for an industrial/retail center - expired	Approved by BCC	August 2004
UC-0639-02	Off-premises sign	Approved by PC	June 2002

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0638-02	Off-premises sign	Approved by PC	June 2002
ZC-0193-02	Reclassified 2.5 acres to C-2 zoning for an office building - expired	Approved by BCC	March 2002
ZC-1661-01	Reclassified 2.5 acres to C-2 zoning for an office building - expired	Approved by BCC	February 2002
ZC-1214-01	Reclassified 53.4 acres to M-D zoning for a distribution center - expired	Approved by BCC	November 2001
ZC-0514-99	Reclassified the site from R-E to C-2 zoning for a proposed retail store - expired	Approved by BCC	May 1999
ZC-2110-96	Reclassified the site from R-E to C-1 (AE-65) zoning for a proposed mini-warehouse complex - expired	Approved by BCC	March 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North*	Business Employment	M-D & C-2	Distribution center, office/warehouse, & undeveloped
East	Business Employment	M-D & C-2	Office/warehouse & distribution center
South	Business Employment	M-D	Office warehouse complex & distribution center
West	Business Employment	M-D	Distribution center & undeveloped

The subject site and surrounding parcels are in the Public Facilities Needs Assessment (PFNA) area. *Directly north is the CC-215 Beltway and Roy Horn Way.

Related Applications

Application Number	Request
WS-23-0193	Wavier of development standards and design reviews for signage and 2 new data center warehouse buildings 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 proposed tentative map is consistent with the requests and requirements of previous and proposed land use applications, and the request meets the tentative map requirements as outlined in Title 30. 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, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

- 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 a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Beltway, Frontage Road improvement project.

Comprehensive Planning - Addressing

- No comment.

Fire Prevention Bureau

- Applicant is advised that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided.

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 #0084-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: STEPHAN ATKIN

CONTACT: STEPHAN ATKIN, SWITCH, 5725 W. BADURA AVENUE, SUITE 100, LAS VEGAS, NV 89118