

DISTRIBUTION CENTER
(TITLE 30)

CHEYENNE AVE/WALNUT RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-21-0466-ODYSSEY WALNUT INDUSTRIAL CENTER, LLC:

ZONE CHANGE to reclassify 4.7 acres from a C-2 (General Commercial) (AE-75 & APZ-2) Zone to an M-D (Designed Manufacturing) (AE-75 & APZ-2) Zone for a distribution center.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** setbacks; and **2)** alternative driveway geometrics.

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

Generally located on the south side of Cheyenne Avenue and the west side of Walnut Road within Sunrise Manor (description on file). WM/nr/jo (For possible action)

RELATED INFORMATION:

APN:

140-18-102-004

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the setback from the loading docks to residential to 104 feet where 150 feet is required per Table 30.44-1 (a 30.7% reduction).
2. Reduce throat depth to 25 feet where 75 feet is the minimum distance allowed per Uniform Standard Drawing 222.1 (a 66.7% reduction).

DESIGN REVIEWS:

1. Distribution center.
2. Increase finished grade to 48 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 166.7% increase).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 3813 E. Cheyenne Avenue
- Site Acreage: 4.7
- Project Type: Distribution center
- Number of Stories: 1
- Building Height: 42 feet, 8 inches

- Square Feet: 84,950
- Parking Required/Provided: 85/85

Site Plans

The plans show a proposed 84,950 square foot distribution center parallel to Cheyenne Avenue. The parking for the site is located along the west portion of the site. Parking is also located on the east side of the site between Walnut Road and the building. The 8 loading docks are located on the west side of the building facing the commercial shopping center to the west of the site. The building is set back 46 feet 6 inches to the residential property to the south and the west facing loading docks are 104 feet 7 inches from the residential to the south. A 6 foot high CMU block wall extends south from Cheyenne Avenue on the west side of the site and extends along the south property line. A 27 foot wide emergency crash gate is located off Cheyenne Avenue. A 26 foot wide drive aisle along the southern portion of the site extends from the access from Walnut Road to the loading docks and parking on the west side of the site. Access to the site is from Walnut Road on the southeast side of the site. The request for the reduced throat depth is for the access from Walnut Road due to the parking area on the northeast side.

Landscaping

A 15 foot to 18 foot 8 inch wide landscape area is located behind the existing attached sidewalk along Cheyenne Avenue. Outside of the sight visibility zone the landscape area along Walnut Road is 25 feet to 45 feet wide. A 14 foot 10 inch wide landscape strip is located along the southern boundary line next to the multiple family development to the south. Parking lot landscaping is provided per Figure 30.64-14.

Elevations

The plans depict a 1 story, 42 foot 8 inch high concrete tilt-up construction distribution center with architectural features such as recessed panels, wall scones, aluminum storefronts, and varied rooflines.

Floor Plans

The plans show an open floor plan with 2 leased spaces.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the waivers requested are due to site constraints. The applicant proposes increased landscaping on the southern property line and an 8 foot high buffer wall to screen the loading docks from the adjacent property. The reduced throat depth of the entrance from Walnut Road is mitigated by an increased drive aisle to help with potential queuing on site. The applicant states that the increase in the drive aisle meets the intent of Title 30. The warehouse would provide an inviting design for truck and pedestrian movement throughout the site and provide a visually appealing development.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1627-05	Above ground transmission lines on the south side of Cheyenne Avenue extending from Pecos Road to Lincoln Road	Approved by PC	December 2005
ZC-1251-99	Reclassified 4.8 acres from R-E and H-2 to C-2 zoning	Approved by BCC	September 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	R-3 & C-2	Multiple family residential & convenience store with gasoline station
South	Business and Design/Research Park	R-3	Multiple family residential
East	Business and Design/Research Park	M-D	Undeveloped (approved for a distribution center)
West	Business and Design/Research Park	C-2	Commercial shopping center

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 zone change conforms to the Sunrise Manor Land Use Plan and the proposed use of the property as a distribution center is consistent and compatible with other developments in the area. Approval of the zone change would provide the site with a unified set of development standards. The request complies in part with Goal 1 of the Comprehensive Master Plan to implement a comprehensive land use plan to promote economic viability and employment opportunities with developments that are compatible with adjacent land uses. Therefore, staff supports the zone change.

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.

Waiver of Development Standards #1 & Design Review #1

There are several distribution centers and office/warehouse complexes in this area; therefore, the proposed use of the property is consistent with other developments in this area. The front of the loading spaces for the loading docks are west facing and are set back 104 feet 7 inches from an existing apartment complex to the south. This apartment complex is located in an area that is impacted by aircraft noise from Nellis Air Force Base and the buildings in the complex were constructed with materials to reduce the impacts of the noise levels generated by the aircraft, which would also limit the impacts of noise from the loading docks on the residents of the apartment complex. Additionally the loading docks will be screened from the property to the south with an 8 foot high screening wall and an intense landscape area located along the south property line between the loading docks and the apartments.

The design of the proposed building is consistent and compatible with similar developments in this area. The building is designed with architectural features to break-up the horizontal and vertical surfaces and enhance the appearance of the facility. Through thoughtful site design any visual impact on the surrounding area will be minimal, which is consistent with the Sunrise Manor Land Use Plan. The design of the building and uses of landscape areas will mitigate the impact of this facility on abutting residential developments in this area. Staff finds that the impacts of the loading docks on the existing residential units will be mitigated and the proposed use is appropriate for this location. Since the application is consistent with the Land Use Plan for the area and mitigation measures have been incorporated into the design of the site, staff can support the waiver and the design review for the distribution center.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objections to the request to reduce the throat depth for the driveway on Cheyenne Avenue as the applicant has reduced the potential conflicts by providing landscape adjacent to the driveway to provide drivers more distance before they encounter any conflicting parking spaces.

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 Comprehensive 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;
- 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;
- Traffic study and compliance;
- Right-of-way dedication to include 54 foot property line radius on the northeast corner of the site;
- Nevada Department of Transportation approval.
- 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 off-site improvements permit may be required.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code.

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 #0055-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ODYSSEY WALNUT INDUSTRIAL CENTER, LLC

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