

08/18/21 BCC AGENDA SHEET

DISTRIBUTION CENTER/
BEVERAGE PLANT EXPANSION
(TITLE 30)

SUNSET RD/KARMS PARK CT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-21-400115 (ZC-0023-03)-BOTTLING GROUP, LLC:

WAIVER OF CONDITIONS of a zone change requiring exterior lighting fixtures (luminaries) mounted on any building wall to be no higher than 14 feet above finished grade in conjunction with a previously approved zone change to reclassify 76.0 acres from an R-E (Rural Estates Residential) (AE-60) Zone to an M-D (Designed Manufacturing) (AE-60) Zone for an office/warehouse complex consisting of 7 buildings including a water pretreatment facility and future development.

Generally located on the north side of Sunset Road, 325 feet west of Karms Park Court within Spring Valley. MN/md/jo (For possible action)

RELATED INFORMATION:

APN:

163-35-401-026

LAND USE PLAN:

SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 6500 W. Sunset Road
- Site Acreage: 35.3
- Project Type: Distribution center/beverage plant expansion
- Number of Stories: 1
- Building Height (feet): 39
- Square Feet: 86,288.5 (building expansion)/10,712.5 (canopy expansion)/355,325 (existing facility)
- Parking Required/Provided: 227/367

History & Request

ZC-0023-03 was approved by the Board of County Commissioners (BCC) in February 2003 reclassifying the project site from an R-E to M-D zoning district for a future industrial development. The BCC imposed a condition requiring exterior lighting fixtures (luminaries)

mounted on any building wall to be no higher than 14 feet above finished grade. The intent of this condition was to protect any future less intensive land uses, such as single family residential subdivisions, from potential impacts the exterior lighting would have on future development. The applicant is requesting to waive this condition as loading dock lighting is required to be greater than 14 feet above grade, in addition there are no single family residential developments within the surrounding area.

Site Plans

The plans depict an existing distribution center/beverage plant located on a 35.3 acre site. A warehouse expansion is proposed along the west side of the building, with the following setbacks: 1) 217 feet from the south property line, adjacent to Sunset Road; 2) 538 feet from the west property line; and 3) 345 feet from the north property line. The existing facility features the following setbacks: 1) 176 feet from the south property line, adjacent to Sunset Road; 2) 167 feet from the east property line; and 3) 97 feet from the north property line. Twelve overhead, loading dock doors are located along the west side of the building expansion, oriented towards the interior of the site. The expansion also includes a parking area for semi-tractor trailers located immediately to the west of the building expansion. An enclosed canopy area for the freezer and chiller relocation is proposed adjacent to the southwest corner of the building expansion, with a truck parking and charging station area located immediately south of the canopy. The facility expansion and truck parking areas will be screened from the right-of-way by an existing 6 foot high decorative screen wall adjacent to Sunset Road. The existing facility and proposed expansion requires 227 parking spaces where 367 parking spaces are provided. An existing 5 foot wide attached sidewalk is located along Sunset Road. Access to the site is granted via 3 existing commercial driveways.

Landscaping

All street and site landscaping exists and no additional landscaping is required or provided with this application.

Elevations

The plans depict an overall building height of 39 feet matching the height of the existing building. Exterior materials of the facility expansion consist of precast concrete panels matching the appearance of the existing panels in scale, finish, and color. To ensure compliance with Code requirements, some panels alternate in parapet height with a contrasting color shade that is within the existing color palette of the building. Twelve overhead, loading dock doors, oriented towards the interior of the site, are located along the west side of the facility expansion. All rooftop mechanical equipment will be screened from public view and the right-of-way by parapet walls.

Floor Plans

The plans depict an expansion to the existing distribution center/beverage plant measuring 86,288.5 square feet in area. The floor plans depict a proposed warehouse area with multiple racks utilized for the storage of beverages. Twelve overhead, loading dock doors are located along the west side of the facility expansion. An enclosed canopy area, measuring 10,712.5 square feet, is located to the southwest of the facility expansion. The canopy area will contain the relocated freezer and chiller necessary for the operation of the facility.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-0023-03:

Current Planning:

- Subject to design review as a public hearing on the future development for the parcels directly south of Post Road and north of the private drive;
- Architecture, landscaping, signage, and overall site design of future development to be consistent with the project approved under ZC-0023-03;
- Architectural elements and materials, colors, fenestration, and complimentary roof forms to be consistent for the entire development under this request;
- Setbacks to the buildings on future development to be consistent with the typical setbacks depicted on the plans, which exceed a 3:1 setback ratio;
- Exterior lighting fixtures (luminaries) mounted on any building wall to be no higher than 14 feet above the finished grade;
- In order to minimize long, unbroken, austere building facades normally associated with this type of development, all building facades under this request to incorporate some form of consistent articulation, ornamentation/architectural features, parapet variation, change in texture, blending of or variation of colors, or other methods to produce diversity and visual interest;
- Prior to any permits, with the exception of the grading permit, establishing the proposed internal 40 foot private road depicted on the plans for the entire project to prevent any access to Post Road;
- Providing a cohesive and unified sign and landscaping program throughout all phases of the development per the intent of adopting AG-0804-02;
- Landscaping and site design as depicted on the plans for the south side of Post Road, which includes a 20 foot wide, intense landscape buffer with a 5 foot detached meandering sidewalk and block wall with no access to Post Road;
- Block wall along the south side of Post Road to be articulated with off-sets, change in texture or architecturally designed to reduce the monotony of the wall;
- In order to minimize the visual impact along Sunset Road, providing 15 feet to 30 feet of landscaping, as shown on plans, along Sunset Road;
- A detached sidewalk along Sunset Road;
- All off-street parking areas shall be visually shielded or obscured by use of a low screen wall no greater than 3 feet height, or by a continuous dense, evergreen hedge, or a combination wall, hedge, or berm;
- To be consistent with the remaining site design, landscaping to be provided around the entire base of the 360,000 square foot building to soften the edge between the parking area and the building;
- All truck loading areas (spaces/docks) to face the interior of the site and confined to portions of the site least visible from public view;

For the property between Sunset Road and the 40 foot internal road, the following conditions apply:

1. No dock high loading/unloading doors on the north side of the building.
2. North/south streets are to be vacated.
3. All lights are not to shine on neighboring properties.
4. No adult uses.
5. A 10 foot high block wall and 6 foot landscaping to be built with the Pepsi building.
6. Maximum building height of 45 feet.
7. Agreement to be in writing prior to the issuance of building permits (grading permits may be issued).

For the Pepsi building:

1. The loading docks, maintenance area, and the truck parking is to be moved to the west side of the building.
2. Access doors for forklift loading/unloading are allowed on the north side of the building.

For the Creel building:

1. Move the office internal to the building.
2. Move the building closer to Sunset Road.

For the property between Post Road and the 40 foot internal road, the following apply:

1. Ten foot high block wall and landscaping to be built with Post Road.
 2. Forty foot wide interior street on their properties to connect with the dedicated street.
 3. M-D zoning uses.
 4. Single story maximum 24 foot high buildings.
 5. No loading docks on the north side.
 6. No light to shine on adjacent residential parcels.
 7. Buildings to be moved as far south as possible.
 8. No adult uses.
 9. Deed restrictions indicating height setback uses limitations.
 10. Agreement to be in writing prior to the issuance of building permits (grading permits may be issued).
- Subject to all applicable standard conditions for this application type;
 - ZC-0625-02 will be voided upon approval of this application, and that any change in circumstances or regulations may be justification for the denial of an extension of time.

Public Works – Development Review

- Right-of-way dedication to include 60 feet for Sunset Road, 30 feet for Post Road, 30 feet for El Camino Road with a turnaround, 30 feet for Bronco Street, and all related spandrels;
- If El Camino Road and Bronco Street are not dedicated, then provide equivalent public access or private access and utility easement to the landlocked parcels acceptable to those owners;

- Construct improvements to include paved legal access;
- Drainage and traffic studies and compliance;
- Traffic study to also address any bus turnouts and/or passenger loading/shelter area requirements with Regional Transportation Commission approval;
- Traffic study to also evaluate the overall traffic patterns regarding the non-dedication of Torrey Pines Drive and provide appropriate mitigation if necessary;
- If the public sidewalk does not abut the back of curb and/or is meandering in design, applicant to either dedicate the afore mentioned rights-of-way and sign a license and maintenance agreement for non-standard improvements located within the right-of-way, or dedicate rights-of-way to back of curb, grant necessary pedestrian and utility easements, and if applicable, vacate any previously dedicated excess rights-of-way to back of curb;
- All applicable vacations to be recordable prior to building permit issuance or applicable map submittal.

Department of Aviation

- Filing Federal Aviation Administration (FAA) Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, and as required by Section 30.48.120 or the Clark County Unified Development Code, receive either a permit from the Director of Aviation or a variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction;
- Alternatively, the applicant may submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation; no building permits will be released for the project prior to the Department of Aviation notifying Zoning Plan Check that the applicant has received all necessary airspace approvals;
- Applicant is advised that certain uses are not permitted in the airport environs and certain other uses will require a special use permit;
- That the Federal Aviation Administration (FAA) will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998;
- Funds will not be available in the future should the residents wish to have their homes purchased or have units soundproofed;
- The FAA's determination is advisory in nature and does not guarantee the Director's permit or an AHABA variance will be approved;
- And that a standard condition of approval for a Director's permit or an AHABA variance is the granting of an aviation easement.

Signage

Signage is not a part of this request.

Applicant's Justification

A waiver of conditions is necessary to allow for the installation of building mounted lighting that will be installed higher than 14 feet above finished grade. These lights include areas of adjacent

walkways, parking, driveways, and loading docks. The proposed lighting will be similar type and mounted height, approximately 20 feet to 24 feet above finished grade, to the existing building lighting. The loading dock lighting, by its very nature, must be installed above dock doors which would require a mounting height above 14 feet. There are no residential units that abut to any property lines of this project site and the closest property line to any new lighting is greater than 217 feet.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-1147-07	Permit a 10 foot high chain-link security fence along the west property line	Approved by BCC	November 2007
ZC-0023-03 (WC-0140-03)	Waived the requirement for a detached sidewalk along Sunset Road	Approved by BCC	July 2003
ZC-0023-03	Reclassified the project site from R-E zoning to M-D zoning for future industrial development, including the distribution center	Approved by BCC	February 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-D	Warehouse/industrial buildings
South	Business and Design/Research Park	M-D & M-1	Warehouse/industrial buildings
East	Business and Design/Research Park	M-D	Distribution center
West	Business and Design/Research Park	M-D	Warehouse/industrial buildings & undeveloped

Related Applications

Application Number	Request
WS-21-0378	A waiver of development standards and a design review for an expansion to a distribution center/beverage plant 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

The intent of the previously imposed condition was to protect less intensive uses, such as single family residential subdivisions, from potential impacts lighting would have on future developments. ZC-0603-06 was approved by the Board of County Commissioners (BCC) in July 2006 reclassifying multiple parcels to the north of the project site to an M-D zoning district for future industrial development. ZC-0872-03 and ZC-0398-16 were approved by the BCC in

July 2003 and August 2016, respectively, for an existing industrial development west of the project site consisting of 6 buildings. Staff ordinarily does not support waiving conditions previously imposed by the BCC; however, circumstances and conditions have substantially changed in the immediate area as the surrounding properties have been developed with industrial uses. The height of the light fixtures will match that of the existing lights affixed to the exterior of the building. Loading dock lighting must be installed above the dock doors to ensure proper visibility and safety during the evening operational hours of the facility. There are no residential developments abutting the project site, and the closest property line to any new lighting is greater than 200 feet to the west of the facility expansion. Therefore, staff recommends approval of this request.

Staff Recommendation

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition will no longer fulfill its intended purpose.

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:

Building Department - Fire Prevention

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

Public Works - Development Review

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: ANTHONY DIDIO

CONTACT: ANTHONY DIDIO, GRAY WEST CONSTRUCTION INC, 421 E. CERRITOS AVE., ANAHEIM, CA 92805