

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0306-GRAGSON S & J FAMILY TRUST ETAL & GRAGSON SCOTT R. & JILL TRS:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce and eliminate buffering and screening; **2)** increase retaining wall height; **3)** eliminate electric vehicle parking; and **4)** reduce throat depths.

DESIGN REVIEW for a warehouse and distribution center on 6.47 acres in an IL (Industrial Light) Zone.

Generally located on the west side of Tenaya Way and the south side of Arby Avenue within Spring Valley. MN/r/r/kh (For possible action)

RELATED INFORMATION:

APN:

176-03-402-002; 176-03-402-003

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce the width of a landscape buffer to 5 feet 6 inches along the south property line where 15 feet is required per Section 30.04.02C (a 63.3% reduction).
 - b. Eliminate trees along the south property line where landscaping consisting of 2 rows of staggered evergreen trees spaced every 20 feet on center is required per Section 30.04.02C.
 - c. Eliminate an 8 foot decorative screen wall along the south property line where required per Section 30.04.02C.
2. Increase retaining wall height along the west property line to 4 feet where 3 feet is the maximum height allowed per Section 30.04.03C (a 25% increase).
3.
 - a. Eliminate electric vehicle (EV) capable parking spaces where 5 spaces are required per Section 30.04.04H (a 100% reduction).
 - b. Eliminate electric vehicle (EV) installed parking spaces where 3 spaces are required per Section 30.04.05H (a 100% reduction).
4.
 - a. Reduce throat depth to 10 feet for a driveway along Tenaya Way where a minimum of 75 feet is required per Section 30.04.08 and Uniform Standard Drawing 222.1 (an 86.7% reduction).
 - b. Reduce throat depth to 25 feet for a driveway along Arby Avenue where a minimum of 75 feet is required per Section 30.04.08 and Uniform Standard Drawing 222.1 (a 66.7% reduction).

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 6.47
- Project Type: Warehouse and distribution center
- Number of Stories: 1
- Building Height (feet): 42
- Square Feet: 90,686 (Warehouse A)/50,035 (Warehouse B)/140,721 (total)
- Parking Required/Provided: 108/122
- Sustainability Required/Provided: 7/7.5

Site Plan

The plan depicts 2 proposed warehouse buildings on 6.47 acres at the southwest corner of Tenaya Way and Arby Avenue. Warehouse A is 90,686 square feet and is located in the southern portion of the property. Warehouse B is 50,035 square feet and is located in the northern portion of the property. Warehouse A is set back 80 feet 5 inches from Tenaya Way, 36 feet 2 inches from the side (south) property line, and 57 feet 10 inches from the rear (west) property line. Warehouse B is set back 20 feet from Arby Avenue and Tenaya Way.

The site will be accessed by a 35 foot wide driveway along Arby Avenue and 35 foot and 40 foot wide driveways along Tenaya Way. The southern driveway on Tenaya Way is accessed by a southbound right-turn deceleration lane. A reduced throat depth is proposed for the driveway on Arby Avenue and for the southern driveway on Tenaya Way which is the subject of a waiver request. Parking is provided along the east, west, and a portion of the north side of Warehouse A. A 24 foot wide drive aisle is provided along the south side of Warehouse A. Parking is also provided along the south and west sides of Warehouse B. Accessible parking spaces are accessed by sidewalks and ramps leading to building entrances in both warehouses. Internal sidewalks also connect to the public sidewalks along Arby Avenue and Tenaya Way. Along the north side of Warehouse A is a loading dock area with spaces for 14 vehicles. At the southwest corner of Warehouse B is a loading dock area with spaces for 3 vehicles. Two trash and recycling enclosures are also indicated adjacent to both loading dock areas near the northeast corner of Warehouse A and the southwest corner of Warehouse B. Two bicycle racks are located at the northeast corner of Warehouse A and along the south side of Warehouse B. A 4 foot high retaining wall is proposed along the west property line adjacent to APN 176-03-401-013 and APN 176-03-401-014 (after vacation of Monte Cristo Way) which is the subject of a waiver request.

Landscaping

Along Arby Avenue, the street landscaping consists of a 5 foot wide landscape strip between a detached sidewalk and curb. The second landscape strip behind the sidewalk varies from 15 feet to 22 feet in width.

Along Tenaya Way, a 5 foot wide landscape strip is located between a detached sidewalk and the curb between Arby Avenue and the northern driveway on Tenaya Way. The second landscape area located between the driveways along Tenaya Way consists of a landscape strip behind an

attached sidewalk along the deceleration lane which varies in width and is minimum of 10 feet wide.

The street landscaping along Arby Avenue consists of 8 large Shoestring Acacia trees staggered on each side of the detached sidewalk and set 30 feet apart on center. The street landscaping along Tenaya Way consists of 13 large Shoestring Acacia trees, and 6 large Southern Live Oak trees staggered on each side of a detached sidewalk and set 30 feet apart on center. Additionally, north of the northern driveway on Tenaya Way are 2 medium Heritage Live Oak set 20 feet apart on center. Three shrubs per tree are provided in all street landscape areas.

Within the parking lot medium trees are provided including Desert Museum Palo Verde, Thornless Honey Mesquite, and Heritage Live Oak. An alternative landscape plan is proposed for the parking areas which would allow modified tree placement where landscape islands are eliminated. A landscape buffer is provided along the south side of the property. However, the width is reduced to 5 feet 6 inches instead of 15 feet. The buffer includes 5 gallon shrubs; however, a double row of evergreen trees and an 8 foot buffer wall is not provided as required. This is the subject of a waiver request.

Elevations

The plans indicate the proposed buildings will be concrete tilt-up construction with variations in the roof parapet heights. The building heights are 42 feet to the higher roof parapet, 40 feet to the lower roof parapet, and 32 feet to the roof level as measured from the finished grade. The buildings feature concrete panels with 5 different colors. The buildings will also include aluminum storefront window systems with metal canopies and clerestory windows. The north side of Warehouse A includes a loading area with 2 grade height roll-up overhead doors and 14 loading dock roll-up overhead doors. The southwest side of Warehouse B includes a loading area with 1 grade height roll-up overhead door and 3 loading dock roll-up overhead doors.

Floor Plans

The plan indicates Warehouse A with 85,186 square feet of warehouse space, and an office space located at the northeast corner of the building with 3,000 square feet, and another office space at the northwest corner of the building with 2,500 square feet. The total building area is 90,686 square feet. The primary building entrances access the office areas at the northwest and northeast corners of the building. There are 10 other doors accessing all sides of the building. The plan for Warehouse B indicates 47,235 square feet of warehouse space, and 1 office space at the northwest corner of the building with 2,800 square feet. The total building area is 50,035 square feet. The primary building entrance accesses the office area at the northwest corner of the building. There are 6 other doors accessing all sides of the building.

Applicant's Justification

The applicant seeks to develop the site for industrial development consisting of 2 warehouses. Parking exceeds the requirements, and the building design meets the height and horizontal articulation requirements. The applicant seeks a design review to permit the customer entrance for Warehouse B not to be oriented toward the street. The building has been designed to facilitate customer access directly from the parking lot located on its west side. This configuration maintains an attractive appearance, featuring a well landscaped street frontage along Tenaya

Way. The applicant proposes an alternative landscape plan to allow some of the trees designated for landscape island to be redistributed elsewhere in the parking lot which will meet the shading requirements. Electric vehicle charging requirements are requested to be waived because the proposed warehouses are not expected to draw many public consumers. Throat depth waivers for 2 driveways are requested. The applicant states that the reduced throat depth on the southern driveway on Tenaya Way will not negatively affect on-site traffic flow given the limited number of parking stalls and minimal conflicts on the southern side of Warehouse A. Waivers to reduce the landscape buffer width and not provide a buffer wall or trees along the southern property line are requested. The applicant states that the reduction is not expected to adversely affect the proposed project or the current development situated to the south. The commercial property to the south features an industrial design and only limited activity will take place along the south side of Warehouse A. The building itself buffers the loading docks effectively mitigating any activity. The increased retaining wall height along the western side of the property is needed to support the existing grade of the adjacent property. The increase in wall height will be internal to the development and will not affect the property to the west. Sustainability requirements will also be in compliance.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-24-0474	Reclassified the site from RS20 to IL zoning with no plans	Approved by BCC	October 2024

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP (AE-60)	Undeveloped
South	Corridor Mixed-Use	CG	Undeveloped & office complex
East	Business Employment	CG	Office complex
West	Business Employment	IP	Undeveloped

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
VS-25-0305	A vacation and abandonment of easements and rights-of-way is a companion item on this agenda.

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

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

A reduced landscape buffer is provided along the south side of the property adjacent to commercial zoned property. The buffer is reduced to 5 feet 6 inches in width instead of 15 feet and does not provide a double row of evergreen trees or an 8 foot buffer wall as required. The applicant indicates that only limited activity will take place along the south side of Warehouse A, and that the building itself buffers the loading docks on the north side of the building. The purpose of buffering is to reduce impacts of uses and activities on neighboring properties. In this case, staff finds the location, height, and orientation of Warehouse A will not have an impact on the commercially zoned property to the south since the northern property line of that parcel is the rear of that lot and building heights of any future development could be similar. Therefore, staff can support this request.

Waiver of Development Standards #2

The purpose of reviewing increased retaining wall height is to assure that there are no negative impacts of these improvements on the surrounding properties. Staff finds that the requested increased retaining wall height is the result of the undeveloped property to the west being higher than the subject property. Therefore, there should not be an impact on the adjacent property since the developing property is lower.

Waiver of Development Standards #3

The applicant is requesting to waive the requirements for 5 EV-capable and 3 EV-installed parking spaces. The applicant states that the reason for the request is that the proposed warehouses are not expected to attract many members of the public. Therefore, there will be minimal demand for EV charging on-site. However, even if customer traffic is limited, some employees at the warehouses may choose to drive electric vehicles. Also, future businesses at this location could have electric vehicles that require charging. Therefore, staff cannot support this request.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and other architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Building materials include the use of glass and painted concrete. Customer entrances feature 4 foot wide metal canopies above the doors and windows. Two trash and recycling enclosures are located in the parking areas on the sides of both buildings. The building facades feature wall reveals, changes in surface colors and materials with 2 foot roofline variations. Roll-up overhead doors for the loading areas are located to the side or rear of both warehouse buildings and are directed away from the public rights-of-way. Pedestrian connectivity is provided between the public sidewalks along Tenaya Way and Arby Avenue and the parking areas to the building entrances. The customer entrance for Warehouse B is not oriented toward either Arby Avenue or Tenaya Way. The customer parking area is adjacent to the entrance at the northwest side of the building and the parking spaces, including ADA spaces, are accessible from a 6 foot wide sidewalk and a ramp. This design appears to be generally convenient for customer access, assuming most customers will drive to this location.

An alternative landscape plan is proposed for the parking areas which would allow modified tree placement where some landscape islands are eliminated. Based on the parking layout as shown, 8 landscape islands are not provided. Also 2 trees are not located within the landscape islands at the south end of the parking rows west of Warehouse B. The alternative plan provides for 10 medium trees to be alternatively located in 5 foot 6 inch landscape strips adjacent to parking spaces and pavement areas along western property line west of Warehouse B and north of Warehouse A, and next to the parking spaces adjacent to the driveway immediately south of Warehouse B. Additional trees are also provided in a landscape strip which will shade the parking drive aisle west of Warehouse A.

The building design and architectural features are not unsightly or undesirable. Site access and circulation will not impact other properties in the surrounding area. The design of the parking areas, loading dock areas, as well as the landscaping is generally in accordance with the Code requirements. Based on this information, staff could support the design review. Therefore, staff can support this request.

Public Works - Development Review

Waiver of Development Standards #4

Staff has no objection to the reduced throat depths for the commercial driveways along Tenaya Way and Arby Avenue. The applicant worked with staff to ensure that vehicular access to the site was redesigned to be safer on Tenaya Way.

Staff Recommendation

Approval of waivers of development standards #1, #2, and #4 and the design review; denial of waiver of development standards #3.

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

If approved:

- 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 approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Applicant to combine parcels to prevent landlocking or provide an access easement of 25 feet minimum from APN 176-03-402-003 to APN 176-03-402-002;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

- No comment.

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 #0166-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Spring Valley - denial.

APPROVALS: 2 cards

PROTESTS:

COUNTY COMMISSION ACTION: June 4, 2025 – HELD – To 06/18/25 – per the applicant.

APPLICANT: HOPEWELL

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