

DISTRIBUTION CENTERS
(TITLE 30)

UPDATE
DECATUR BLVD/SERENE AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-23-0571-I15 MOUNTAIN, LLC:

HOLDOVER ZONE CHANGE to reclassify 49.9 acres from an R-E (Rural Estates Residential) and an R-E (Rural Estates Residential) (AE-60) Zone to an M-D (Designed Manufacturing) and an M-D (Designed Manufacturing) (AE-60) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** modified driveway design; **2)** waive street dedication; and **3)** retaining wall height.

DESIGN REVIEWS for the following: **1)** office/warehouses and distribution centers; and **2)** finished grade.

Generally located on the south side of Serene Avenue and the east side of Decatur Boulevard within Enterprise (description on file). JJ/bb/syp (For possible action)

RELATED INFORMATION:

APN:

177-19-301-005; 177-19-302-005; 177-19-302-007; 177-19-302-013; 177-19-305-002; 177-19-306-002; 177-19-402-002; 177-19-402-006

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce the throat depth for the eastern Serene Avenue driveway to 11 feet where 75 feet is required per Uniform Standard Drawing 222.1 (an 86% reduction).
 - b. Reduce the throat depth for the western Serene Avenue driveway to 21 feet where 75 feet is required per Uniform Standard Drawing 222.1 (a 72% reduction).
 - c. Reduce the throat depth for the southern Decatur Boulevard driveway to 12 feet where 75 feet is required per Uniform Standard Drawing 222.1 (an 84% reduction).
 - d. Reduce the throat depth for the northern Decatur Boulevard driveway to 13 feet where 75 feet is required per Uniform Standard Drawing 222.1 (an 83% reduction).
 - e. Reduce the throat depth for the Richmar Avenue driveway between Buildings A and B to 30 feet where 75 feet is required per Uniform Standard Drawing 222.1 (a 60% reduction).
 - f. Reduce the throat depth for the Richmar Avenue driveway between Buildings B and C to 34 feet where 75 feet is required per Uniform Standard Drawing 222.1 (a 55% reduction).

- g. Reduce the throat depth for the Richmar Avenue driveway between Buildings C and D to 60 feet where 75 feet is required per Uniform Standard Drawing 222.1 (a 20% reduction).
 - h. Reduce the throat depth for the Richmar Avenue driveway west of Building K to 33 feet where 75 feet is required per Uniform Standard Drawing 222.1 (a 56% reduction).
 - i. Reduce the throat depth for the Richmar Avenue driveway east of Building K to 12 feet where 75 feet is required per Uniform Standard Drawing 222.1 (an 84% reduction).
 - j. Reduce the throat depth for the Richmar Avenue driveway east of Building J to 2 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 92% reduction).
 - k. Reduce the throat depth for the Gary Avenue driveway west of Building G to 12 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 52% reduction).
 - l. Reduce the throat depth for the Gary Avenue driveway east of Building G to 24 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 4% reduction).
2. Waive dedication of Ullom Drive and Cameron Street as required by Section 30.52.030.
 3. Increase the retaining wall height to 4 feet where 3 feet is the maximum per Section 30.64.050 (a 33% increase).

DESIGN REVIEWS:

1. Offices/warehouses and distribution centers.
2. Increase finished grade to 7 feet where a maximum of 3 feet is allowed per Section 30.32.040 (a 133% increase).

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 9380 Decatur Boulevard (portion)
- Site Acreage: 49.9
- Project Type: Offices/warehouses and distribution centers
- Number of Stories: 1
- Building Height (feet): 43
- Square Feet: 748,288
- Parking Required/Provided: 641/983

Site Plan

The plan depicts 10 buildings on 49.9 acres with a total of 748,288 square feet of warehouses, distribution centers, and accessory office spaces. Each building will have 7% to 19% of the building area used for office space. There are 16 driveway access points to public streets,

including 2 on Decatur Boulevard, 2 on Serene Avenue, 9 on Richmar Avenue, and 3 on Gary Avenue.

- Building A is a 131,717 square foot distribution center located adjacent to Decatur Boulevard with 66 required parking spaces and 184 parking spaces provided.
- Building B is a 134,594 square foot distribution center located east of Building A with 68 required parking spaces and 96 parking spaces provided.
- Building C is a 98,563 square foot distribution center located east of Building B with 99 required parking spaces and 102 parking spaces provided.
- Building D is a 58,834 square foot office/warehouse located east of Building C with 89 required parking spaces and 115 parking spaces provided.
- Building E is a 171,042 square foot distribution center located east of Building D with 86 required parking spaces and 185 parking spaces provided.
- Building F is a 56,498 square foot office/warehouse located south of Building C, on the south side of Richmar Avenue, with 85 required parking spaces and 91 parking spaces provided.
- Building G is a 17,498 square foot office/warehouse located south of Building F on the north side of Gary Avenue with 27 required parking spaces and 50 parking spaces provided.
- Building H is a 32,668 square foot office/warehouse located east of Building G with 50 required parking spaces and 51 parking spaces provided.
- Building J is a 17,910 square foot office/warehouse located north of Building H on the south side of Richmar Avenue with 27 required parking spaces and 36 parking spaces provided.
- Building K is a 28,964 square foot office/warehouse located north of Building J, on the north side of Richmar Avenue with 44 required parking spaces and 73 parking spaces provided.
- There is no building labeled as I.

There are 3 privately owned parcels partially or entirely surrounded by this property. APN 177-19-306-003 is zoned R-E (AE-60) and developed with a single family residential use. APN 177-19-402-003 is zoned R-E (AE-60) and is undeveloped. These parcels are located on the north and south sides of Richmar Avenue between Buildings F and J and Buildings C and K. APN 177-19-402-004 is an undeveloped R-E (AE-60) zoned property located south of Building F and west of Building G on the north side of Gary Avenue.

Landscaping

Detached sidewalks are depicted adjacent to Serene Avenue and Decatur Boulevard, each with a 5 foot wide landscape planter, 5 foot wide sidewalk, and 10 additional feet of landscaping, which provides 5 additional feet of landscape area adjacent to these public roads. Detached sidewalks are also shown adjacent to Richmar Avenue and Gary Avenue, with more than the minimum landscaping width in most areas. There are 722 large trees and 231 medium trees provided throughout the property, with an additional 130 palm trees included on the property. While the palm trees are listed in the Southern Nevada Regional Planning Coalition plant (SNRPC) list,

they are not preferred plant material and are typically additional ornamental trees planted for the development. The site requires 107 large trees for parking and 164 additional large trees adjacent to the public streets for perimeter landscaping and 270 large trees for intense landscaping buffers adjacent to existing residential uses. APN 177-19-306-003 is surrounded by intense landscape buffering that is 20 feet in width (only 10 feet is required). The 2 private parcels south of Richmar Avenue are undeveloped and planned for Business Employment and similar future uses.

Elevations

The distribution centers and warehouses are depicted with painted tilt-up concrete panel walls, aluminum storefront façade, glazed windows, with clerestory and decorative aluminum canopies above entrances. The building colors include grays and accent blue colors. The buildings have a variety of parapet heights to break-up the roofline. Each building has office space at the corners and center of the buildings, with loading docks on the opposite side of the buildings.

Floor Plans

The plans depict each building with between 7% and 19% of the floor area as accessory office space. All buildings, with the exception of Building E, have overhead clearance of 28 feet. Building E has 32 feet of overhead clearance. Buildings A, B, C, and E meet the definition of distribution centers. Buildings D, F, G, H, J, and K are office/warehouse buildings that meet some aspects of the distribution center definition, but not the footprint area requirement.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is requesting a conforming zone boundary amendment to reclassify 49.9 acres from R-E (Rural Estates Residential) to M-D (Designed Manufacturing). The entire property has planned land use of BE (Business Employment). The property consists of 8 existing parcels and is proposed to be subdivided with a tentative map to 1 industrial lot as a companion item on this agenda. All perimeter landscaping is provided to meet Title 30 requirements and in some cases exceeds the minimum standards. Detached sidewalks and required landscaping are proposed along the public streets. There are 3 interior parcels under other ownership, with only 1 having a developed home on the site with intense landscaping provided on 3 sides. The other 2 parcels are undeveloped land on either side of Richmar Avenue. All 3 parcels are planned for BE (Business Employment) development.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0263-10	Waived deed restriction	Approved by PC	August 2010
WS-0455-09	Overlength cul-de-sacs for Richmar Avenue and Gary Avenue	Approved by PC	September 2009
VS-0342-09	Vacated easements and right-of-way	Approved by PC	July 2009

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial; Ranch Estate Neighborhood (up to 2 du/ac); & Business Employment	R-E (RNP-I) & R-E	Single family residential & undeveloped
South	Business Employment	M-D & R-E	Warehouse, undeveloped, & single family residential
East	Business Employment	M-D & R-E	National Guard Readiness Center & undeveloped
West	Business Employment & Neighborhood Commercial	R-E & RUD	Single family residential & undeveloped

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

Related Applications

Application Number	Request
VS-23-0572	A request to vacate rights-of-way and easements is a companion item on this agenda.
TM-23-500121	A tentative map for a 1 lot industrial subdivision 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**Zone Change

The proposed zone change for the 49.9 acre area is consistent with the Master Plan and the Enterprise Planned Land Use Map for the area between Serene Avenue and Silverado Ranch Road, and east of Decatur Boulevard. The Master Plan supports concentrating industrial uses next to the National Guard Readiness Center as described in Policy EN-6.3. This site is immediately west of the National Guard Readiness Center. This development promotes a designated employment area through the development of distribution centers and warehousing, in compliance with Master Plan Policy EN-5.3. Staff can support the proposed 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 #3

The increased retaining wall height is limited to 1 additional foot and will almost entirely impact only the interior areas of the development with little visual or physical impact to the surrounding areas. The walls are mostly shown as supportive structures near the base of proposed buildings. Staff can support the waiver request.

Design Review #1

The proposed distribution centers and office/warehouses are located on a 49.9 acre grouping of parcels that will be combined into 1 lot. The scale of the proposed development is compatible with the area. The applicant has provided buffering in the form of landscaping, interior drive aisles, parking lots, and a greater number of trees than is required to protect existing single family homes near the boundary of this property. The neighborhood integrity will be maintained and intact after the proposed development is completed and will meet Master Plan Policy EN-1.1 for Neighborhood Integrity. The additional landscaping area and several hundred additional (SNRPC plant list) trees will meet the intent of Master Plan Policy 3.6.1 to reduce urban heat island effects in this part of the County. Staff can support the design review.

Public Works - Development Review

Waiver of Development Standards #1

Staff has no objection to the reduction in the throat depths for the commercial driveways. The applicant provided additional landscape buffers adjacent to both entrances into the site. The buffers improve the visibility of traffic trying to access the site, allowing vehicles to safely exit the right-of-way.

Waiver of Development Standards #2

Staff has no objection to the non-dedication of the Ullom Drive and Cameron Street alignments as they are not necessary for access through this development between Serene Avenue and Gary Avenue. Decatur Boulevard is within close proximity and will serve as an alternative for the Ullom Drive and Cameron Street alignments.

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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- 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 final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; 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 that the waivers of development standards and design reviews must commence within 4 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;
- Full off-site improvements;
- Right-of-way dedication to include 55 feet to the back of curb for Richmar Avenue and a County approved cul-de-sac;
- Right-of-way area on Richmar Avenue east of APN 177-19-499-018 is to be privately maintained;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Decatur Boulevard improvement project.
- 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; that the installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that future Capital Improvement Project (CIP) will prohibit left in/ left out along the Richmar Avenue alignment.

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 #0307-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval (design review as a public hearing for lighting and signage; replace palm trees on plans; no entry or exit onto Serene Avenue; plant 36 inch box trees adjacent to Serene Avenue; add a 30 foot wide landscape buffer adjacent to Serene Avenue).

APPROVALS: 1 card, 1 letter

PROTESTS: 5 cards

COUNTY COMMISSION ACTION: October 18, 2023 – HELD – To 11/08/23 – per the applicant.

COUNTY COMMISSION ACTION: November 8, 2023 – HELD – To 11/21/23 – per the applicant.

APPLICANT: JEFF THOMSON

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