

DISTRIBUTION CENTER
(TITLE 30)

SUNSET RD/PIONEER WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0104-BEEDIE NV PROPERTY, LLC:

ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) (AE-60) Zone to an M-D (Designed Manufacturing) (AE-60) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** waive cross access requirements; **2)** reduce throat depth; and **3)** reduce driveway departure distance.

DESIGN REVIEWS for the following: **1)** distribution center; **2)** alternative parking lot landscaping; and **3)** finished grade on 6.1 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the northeast corner of Sunset Road and Pioneer Way (alignment) within Spring Valley (description on file). MN/gc/syp (For possible action)

RELATED INFORMATION:

APN:

163-34-401-016; 163-34-401-022; 163-34-411-014

WAIVERS OF DEVELOPMENT STANDARDS:

1. Waive cross access with the adjacent parcel to the north where required per Table 30.56-2.
2.
 - a. Reduce throat depth for a driveway along Pioneer Way to 6.5 feet where a minimum of 100 feet is required per Uniform Standard Drawing 222.1 (a 93.5% reduction).
 - b. Reduce throat depth for a driveway along Sunset Road to 19.5 feet where a minimum of 100 feet is required per Uniform Standard Drawing 222.1 (an 80.5% reduction).
3. Reduce the departure distance between a driveway along Pioneer Way and an intersection to 150 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 (a 21.2% reduction).

DESIGN REVIEWS:

1. Distribution center.
2. Allow alternative parking lot landscaping where landscaping per Figure 30.64-14 is required.
3. Increase finished grade to 9 feet where a maximum of 3 feet is the standard per Section 30.32.040 (a 200% increase).

LAND USE PLAN:
SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 6.1
- Project Type: Distribution center
- Number of Stories: 2
- Building Height (feet): 44
- Square Feet: 117,417
- Parking Required/Provided: 118/118

Site Plans

The plans show a proposed distribution center located approximately 60 feet from the west property line, 26 feet from the south property line, 50 feet from the north property line, and 70 feet from the east property line. Loading docks are located along the east side of the building. Access to the site is from both Sunset Road and Pioneer Way. Waivers are required to reduce the throat depth to 6.5 feet from Pioneer Way and 19.5 feet from Sunset Road. A total of 118 parking spaces are provided where 118 spaces are required. The zone change from R-E to M-D is requested for the southern 2 parcels (5 acres) of the site. The northern parcel (1.1 acres) is already zoned M-D.

Landscaping

Street landscaping consists of a 15 foot wide landscape area with detached sidewalk along Pioneer Way and a 20 foot wide landscape area with detached sidewalk along Sunset Road. Alternative parking lot landscaping is proposed immediately adjacent to the west side of the building where half-diamond landscape planters will be used instead of the standard parking lot landscape island.

Elevations

The plans depict a proposed 2 story, 44 foot high distribution center building constructed of painted concrete tilt-up panels with architectural reveals, painted framed stucco, metal canopies, and aluminum storefront glazing. Overhead roll-up doors are shown along the east elevation. The building has a flat roof with parapet walls at varying heights. The color palette of the building is white, gray, and silver with light blue accents.

Floor Plans

The plans show a 117,417 square foot distribution center that includes a 20,356 square foot mezzanine level. Office area within the building will not exceed 25%, or 29,354 square feet, to meet the Title 30 definition of a distribution center. Portions of the buildings are recessed to give the appearance of multiple buildings, rather than a continuous wall within 1 plane.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the proposed project is compatible with the surrounding area, and the building is designed to match the development located to the north. According to the applicant, cross access cannot be provided with the property to the north due to a significant grade differential, and each property has its own commercial subdivision map with its own interests. The reduced throat depth for the driveway on Pioneer Way should not create issues because Pioneer Way will have minimal traffic since it is not an arterial street and ends at the property to the north. The driveway will also primarily be used by automobile traffic. The Sunset Road driveway is strictly for trucks with a large circulation area on-site. The reduced driveway departure distance is necessary since the Clark County Fire Department limits dead end drive aisles on-site to 150 feet. Increased finish grade is necessary since there is a 10 foot elevation change across the property.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1698-06	Reclassified the northern subject parcel from R-E to M-D zoning	Approved by BCC	January 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Business Employment	M-D	Distribution centers
East	Business Employment	M-D & R-E	Undeveloped
West	Business Employment	M-D & R-E	Office/warehouse & undeveloped

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

Related Applications

Application Number	Request
VS-23-0105	A request to vacate and abandon a 5 foot wide portion of right-of way being Pioneer Way, government patent easements, and a streetlight and traffic control easement is a companion item on this agenda.
TM-23-500020	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 request to M-D zoning conforms to the Master Plan which designates this site as Business Employment. Staff finds that the proposed zoning is consistent and compatible with the existing and approved land uses in the area. The subject property is surrounded by M-D zoning with the exception of the undeveloped R-E zoned parcels which are planned for Business Employment uses also. Therefore, staff can support this request.

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

Staff can support the request to waive cross access with the adjacent property to the north. Due to the grade differential between the 2 sites, providing cross access would create development challenges. Furthermore, the benefits of providing cross access would be minimal since Pioneer Way is a minor road with low traffic that ends at the adjacent property to the north.

Design Review #1

Staff finds that the proposed distribution center is compatible with the surrounding area. Similar distribution centers have been approved in the area. Furthermore, the design of the proposed distribution center matches the existing distribution center to the north which will allow for a unified architectural design along the entire east side of Pioneer Way from Sunset Road to the end of the street. The loading docks along the east side of the building are screened from the adjacent rights-of-way by portions of the building and street landscaping. The request complies with Policy 6.2.1 of the Master Plan which promotes ensuring that the design of new development is compatible with established neighborhood and uses.

Design Review #2

Staff can support the request for alternative parking lot landscaping. Although half-diamond landscape planters are used within the parking lot immediately adjacent to the west side of the building, the planters are positioned to allow for a tree every 3 parking spaces as opposed to the typical every 6 spaces that Title 30 requires. This combined with the increase in street landscape width along Sunset Road will allow for more trees and landscaping on the site than Code requires.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection in the reduction for throat depth for driveways on Sunset Road and Pioneer Way. The applicant provided additional landscape buffers adjacent at all 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 #3

Staff has no objection in the reduced departure distance for the Pioneer Way driveway. Pioneer Way should see a low volume of traffic as it ends in a cul-de-sac north of the site.

Design Review #3

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 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 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 Sunset Road, 25 feet to the back of curb for Pioneer Way, and associated spandrel;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Sunset Road improvement project;
- Coordinate with Public Works - Development Review for the median configuration on Sunset Road.
- 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 the installation of detached sidewalks will require the vacation of excess right-of-way, dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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 #0008-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: BEEDIE NV PROPERTY, LLC

CONTACT: CHRIS TEACHMAN, 6280 S. VALLEY VIEW BOULEVARD #116, LAS VEGAS, NV 89118