

WAREHOUSE
(TITLE 30)

ARVILLE ST/SLOAN RD
(SLOAN)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-21-0219-FIRST SLOAN INDUSTRIAL CENTER, LLC:

DESIGN REVIEW for finished grade in conjunction with an approved distribution center on 9.3 acres in an M-D (Designed Manufacturing) Zone.

Generally located on the east side of Arville Street, 1,450 feet south of Sloan Road within Sloan. JJ/al/jd (For possible action)

RELATED INFORMATION:

APN:

191-19-801-001; 191-19-801-002

DESIGN REVIEW:

Increase finished grade to 108 inches (9 feet) where a maximum of 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 500% increase).

LAND USE PLAN:

SOUTH COUNTY (SLOAN) - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 9.3
- Project Type: Increase finished grade for an approved distribution center

Site Plans

The approved plans depict a distribution center located in the central portion of the site with parking located around the building and adjacent to the property lines. The site consists of 2 parcels that are currently divided by an unnamed right-of-way which has been approved to be vacated by VS-20-0274. Access to the site is provided by 2 driveways from Arville Street located at the northwest and southwest corners of the site. The loading docks for the facility are located on the east and west sides of the building and are screened from Arville Street and the adjacent parcel by landscaping. The approved plans depict 2 water storage tanks located on the northeast corner of the site that are intended to supply adequate water for fire suppression. This request is to increase the finished grade of the site.

Applicant's Justification

The applicant indicates that the site has variations in grade sloping from the southwest corner to the northeast corner. The increase in fill is necessary to level the site for the construction of the approved distribution facility and provide proper site drainage.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-20-0273	Reclassified the site to M-D zoning for a distribution center	Approved by BCC	August 2020
VS-20-0274	Vacated and abandoned easements and right-of-way	Approved by BCC	August 2020
VS-18-0500	Vacated and abandoned right-of-way	Approved by BCC	September 2018
NZC-18-0499	Reclassified the northern 5 acres to M-1 zoning for an outside storage yard - expunged	Approved by BCC	September 2018
ZC-0874-99	Reclassified the southern 4.9 acres to M-1 zoning for an office/warehouse facility - expired	Approved by BCC	August 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & East	Business and Design/Research Park & Industrial	R-U & M-1	Undeveloped, storage yard, & I-15
West	Industrial	R-U	Undeveloped

Related Applications

Application Number	Request
TM-21-500054	A tentative map for a 1 lot commercial 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

Public Works - Development Review

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

- 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 this application must commence within 4 years of approval date or it 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 35 feet to the back of curb for Arville Street;
- Provide paved legal access;
- Applicant shall coordinate with Public Works - Development Review to apply for a Bureau of Land Management (BLM) right-of-way grant to provide access to the parcels.
- Applicant is advised that the installation of detached sidewalks will require dedication to the back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and 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.

Building Department - Fire Prevention

- No comment.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised that there is an active septic permit on APN 191-19-801-002; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD *Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management*; and to submit documentation to SNHD showing that the system has been properly removed.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: FIRST SLOAN INDUSTRIAL CENTER, LLC

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