

OFFICE/WAREHOUSE FACILITY
(TITLE 30)

UPDATE
PATRICK LN/TENAYA WAY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0574-COUNTY OF CLARK (AVIATION):

AMENDED ZONE CHANGE to reclassify 19.3 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)** reduce throat depth; **2)** increase driveway width; **3)** modifications to CMA Design Overlay District standards; and **4)** decorative buffer wall adjacent to a less intensive use (no longer needed).

DESIGN REVIEWS for the following: **1)** office/warehouse complex; **2)** finished grade; and **3)** alternative parking lot landscaping (no longer needed) in the CMA Design Overlay District for an office/warehouse facility.

Generally located on the south side of Patrick Lane, 300 feet east of Tenaya Way within Spring Valley (description on file). MN/rr/syp (For possible action)

RELATED INFORMATION:

APN:

163-34-701-002; 163-34-701-009; 163-34-701-032

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce throat depth for 2 driveways on Patrick Lane to 25 feet where 100 feet is required per Uniform Standard Drawing 222.1 (a 75% reduction).
- b. Reduce throat depth for a driveway on Sobb Avenue to zero feet where 100 feet is required per Uniform Standard Drawing 222.1 (a 100% reduction).
2. Increase driveway width on Sobb Avenue to 60 feet where 40 feet is required per Uniform Standard Drawing 222.1 (a 50% increase).
3. Allow overhead doors not in the rear of the complex and not completely screened from a public street where required in the CMA Design Overlay District per Sections 30.48.640 and 30.48.660.

DESIGN REVIEWS:

1. Office/warehouse complex.
2. Increase finished grade to 156 inches (13 feet) where a maximum of 36 inches is the standard per Section 30.32.040 (a 433.3% increase).

**PROPOSED LAND USE PLAN:
SPRING VALLEY - BUSINESS EMPLOYMENT**

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 19.3
- Project Type: Office/warehouse facility
- Number of Stories: 1
- Building Height (feet) 30 to 38
- Square Feet (total): 324,404
- Parking Required/Provided: 487/525

Site Plan

The plan depicts 4 warehouse/office buildings, identified as Buildings 5 through 8 and totaling 324,404 square feet. Building 6 is proposed to be 71,500 square feet and fronts on Patrick Lane. The sides of Building 5, which is 71,100 square feet and Building 8, which is 110,034 square feet, face toward Patrick Lane. Building 7 is located south of Building 6 and is not visible from any streets. The front setback is shown at approximately 86 feet, the rear setback is shown at 77 feet, and the interior side setbacks are shown at 110 feet from the east property line and 86 feet from the west property line. Loading areas with overhead doors are located along the rear elevations of each building. The loading areas for Buildings 6 and 7 face each other internally and cannot be seen from any street. A waiver for loading areas and overhead doors of Buildings 5 and 8 is being requested since they are not located within the rear of the complex and are not completely screened from the streets. Parking is located along the entire perimeter of the site. Access to the site is provided by 2 driveways on Patrick Lane and 1 driveway at the end of the cul-de-sac bulb on Sobb Avenue.

Landscaping

A 5 foot wide detached sidewalk and an intense landscape buffer with 2 alternating rows of 24 inch box trees spaced 20 feet apart on center with a mix of 5 gallon shrubs and groundcover, is provided along the frontage on Patrick Lane. A similar intense landscape buffer and CMU wall is also shown along the west side of the property. An intense landscape buffer in accordance with Figure 30.64-12 is required per Section 30.48.660(8) for the CMA Design Overlay District where non-residential development is adjacent to residential development. Single family residential neighborhoods are located north of Patrick Lane and along a small portion of the west side of the site. Landscaping is also provided throughout the parking areas in accordance with Figure 30.64-14. A 6 foot high decorative block wall is shown adjacent to the existing residential development to the west.

Elevations

The height of Building 5 is shown at 30 feet for the northern half of the building adjacent to a single family residential neighborhood to the west, and 38 feet for the southern half of the building. The 3 other buildings on-site are shown at 38 feet in height. All buildings will have a

contemporary architectural design consisting of painted concrete tilt-up panels with steel and aluminum accents for the store fronts, and vertical and horizontal reveal lines. There are surface plane and color variations consisting of walls that are off-set with contrasting design schemes. The height of the buildings varies slightly and have been designed to break-up the roofline and enhance the overall look of the buildings. The overhead doors will be painted to match the base color of the building.

Floor Plans

The plans depict Buildings 5 through 7 as large warehouses with potential future office locations. In addition to the warehouse area, Building 8 is proposed to have 4 office bays that are typically 1,360 square feet in area.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant states that the proposed office/warehouse is compatible with the surrounding area. The M-D uses directly to the south, which include a related project to the current proposal, are similarly situated to the site, no more intense than the proposal, and is similarly compatible with the surrounding area. Therefore, the proposal will not negatively impact the surrounding area. The building design is intended to match the existing warehouse park to the south. Intense landscape buffers are proposed along the west and north sides of the property where the proposed development is either adjacent or abutting existing residential uses.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-22-0006	Vacated and abandoned easements of interest and right-of-way	Approved by PC	March 2022
WS-19-0486	Waived an over-length cul-de-sac in conjunction with a previously approved office/warehouse	Approved by PC	August 2019
VS-18-0932	Vacated and abandoned 33 foot wide patent easements	Approved by PC	January 2019
ZC-18-0206	Reclassified 16.5 acres (to the south) from R-E to M-D zoning for an office/warehouse complex	Approved by BCC	September 2018
ZC-0300-08	Reclassified to M-D zoning for an office/warehouse complex with use permit for offices as a principal use and waivers to eliminate the required cross access and reduce setback - expired	Approved by BCC	November 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Open Lands	R-2 & R-E	Single family residential & undeveloped
South	Business Employment	M-D	Office/warehouse complex

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Neighborhood Commercial	C-P	Charter school (K-6 th grade)
West	Ranch Estate Neighborhood (up to 2 du/ac) & Open Lands	R-E	Single family residential & undeveloped

This site is in the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
PA-23-700027	A plan amendment to redesignate the land use category from Neighborhood Commercial (NC) to Business Employment (BE) is a companion item on this agenda.
VS-23-0575	A request to vacate rights-of-way, traffic control device easements, and patent easements 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 development appears to be generally compatible with existing, approved, and planned land uses in the surrounding area. This includes approximately 16 acres that was rezoned in 2018 from R-E to M-D zoning on the abutting parcels to the south. Several commercially planned properties in the area, including the subject site, have remained undeveloped for a long period of time; and therefore, supports the premise that commercial properties are not in demand for the area. Lastly, the request complies with policies of the Master Plan which promotes supporting the revitalization of underutilized commercial corridors and centers in the Valley over time through compatible in-fill and redevelopment. Therefore, staff can support the zone change 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 #3

The design of the proposed project is similar to the Phase 1, where most eastern buildings have been rotated to allow the loading areas to be as far as possible from the existing residential properties to the west. The intense landscape that has been provided along Patrick Lane, as well as the office bays located on the northeast and southeast corners of Building 8, help to mitigate

the impacts and obscuring the loading docks from view. The applicant worked with staff to add additional trees on the northeast corner of Building 5, the southeast corner of Building 8, and adjacent to the western driveway on Patrick Lane.

Design Review #1

The design of the proposed distribution center will be compatible with the proposed underlying designation of Business Employment as shown on the Master Plan and the CMA overlay. The proposed site plan, landscape plan, and building elevations, indicate appropriate design characteristics, building materials, and other architectural features to help create an orderly and aesthetically pleasing environment that is compatible and harmonious with the surrounding area. The proposed development is consistent with the Master Plan and meets the standards of Title 30. Therefore, staff recommends approval.

Public Works - Development Review

Waiver of Development Standards #1

Staff has no objection to the reduction in the throat depths for the Sobb Avenue and Patrick Lane 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 can support the increased driveway width for the Sobb Avenue commercial driveway. The driveway is at the end of a cul-de-sac, that only serve both phases of this development and should see minimal traffic helping to mitigate the potential conflicts caused by the increased driveway width.

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. This item has been forwarded to the Board of County Commissioners for final action.

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.

PLANNING COMMISSION ACTION: October 17, 2023 – APPROVED – Vote: Unanimous Comprehensive Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Additional trees to be added on the northeast corner of Building 5 and southeast corner of Building 8 to obscure the loading docks from the streets;
- Install external security cameras on the buildings;

- Construct an 8 foot high block wall adjacent to APN 163-34-701-008;
- Striping and/or signs to be used in vehicular parking lot area adjacent to Building 5 so trucks do not use the drive aisle on the western boundary of site;
- All wall lights on the west and south elevations of Building 5 and all pole lights within the western and southern parking lot of Building 5 to be fully shielded so the light source is not visible from the existing residential lots;
- No windows to be located on the west and south elevations of Building 5 above 20 feet in height;
- Trash enclosures to be a minimum of 120 feet away from the western boundary;
- Trucks shall not use the loading docks for Building 5 between 12:00 a.m. and 5:00 a.m.;
- Signage on the western and southern faces of Building 5 shall not be illuminated;
- Landscaping on the western property line adjacent to existing residences to be planted with 36 inch box trees to adequately buffer existing residences;
- Construction of the project limited to daytime hours as defined by Title 30;
- 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 2 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.
- 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 and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

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

#0305-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Spring Valley - approval.

APPROVALS: 4 cards

PROTESTS: 7 cards, 3 letters

APPLICANT: SD PARCELS NORTH, LLC

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