

05/18/22 BCC AGENDA SHEET

DISTRIBUTION CENTER
(TITLE 30)

CHEYENNE AVE/LAMB BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-22-0183-ROBINSON, RICHARD DON & MARY D. & SCHUMACHER, COLLEEN K. TRUST:

ZONE CHANGE to reclassify 5.1 acres from an R-E (Rural Estates Residential) (AE-75 & APZ-2) Zone to an M-D (Design Manufacturing) (AE-75 & APZ-2) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative street landscaping requirements; **2)** throat depth; and **3)** departure distance.

DESIGN REVIEWS for the following: **1)** distribution center; **2)** alternative parking lot landscaping; and **3)** finished grade.

Generally located on the southwest corner of Cheyenne Avenue and Lamb Boulevard within Sunrise Manor (description on file). WM/sd/jo (For possible action)

RELATED INFORMATION:

APN:

140-18-502-002; 140-18-502-010

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow an attached sidewalk with 15 feet of landscaping along Lamb Boulevard where 15 foot wide landscape area with detached sidewalk is required per Figure 30.64-17.
2. Reduce the throat depth to 24 feet where 75 feet is required per Uniform Standard Drawing 222.1 (a 68% reduction).
3. Reduce the departure distance to 172 feet where 190 feet is required per Uniform Standard Drawing 222.1 (a 9% reduction).

DESIGN REVIEWS:

1. Distribution center.
2. Alternative parking lot landscaping.
3. Increase finish grade to 59 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 64% increase).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.1
- Project Type: Distribution center
- Building Height (feet): 45
- Square Feet: 84,980
- Parking Required/Provided: 90/141

Site Plans

The plans depict a proposed distribution center on an M-D zone and is currently surrounded by other industrial zoned properties of either M-1 or M-D developments. Access to the property is shown from both Lamb Boulevard and Cheyenne Avenue. The proposed distribution center will be located within the center portion of the parcel. Parking is shown throughout the property and along the perimeters of the parcel and adjacent to the building.

Landscaping

Landscaping is shown along Cheyenne Avenue at 15 feet wide behind an existing attached sidewalk with trees planted 25 feet on center. The plans also depict landscape islands spaced in much of the parking lot every 6 parking spaces per Code. However, other portions do not have landscape islands shown every 6 parking spaces, but the applicant is requesting an alternative landscape design for extra trees to be planted in other areas to off-set these omissions to the internal parking. Landscape areas are shown along Lamb Boulevard with trees 25 feet on center with shrubs and planting throughout; however, a detached sidewalk is not provided as required.

Elevations

The plans depict a warehouse building at 45 feet in height with a parapet wall and painted tilt-up concrete panels, dual pane windows, roll-up doors, and architectural enhancements.

Floor Plans

The plans depict an open floor plan for storage and distribution center operations with offices, utility room, and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that distribution centers are permitted uses within M-D zoned districts so long as certain conditions are met. Here, the project complies with all the required conditions for a distribution center. The project includes a single building totaling 84,980 square feet, 45 feet in height, and is comprised of painted concrete and large decorative windows. The roll-up doors are situated along the southern side of the building and cannot be seen from the street frontages. The property is surrounded by existing M-D and M-1 developments. It is unlikely the property will develop as half acre lots within the center of an intense industrial area of town. Therefore, the

requested zone change to M-D is compatible and harmonious to the surrounding area and will not negatively impact the existing uses.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Business Employment	M-D	Warehouse
South	Business Employment	M-D & M-1	Warehouse
East	Business Employment	C-2	Retail

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Zone Change

The Master Plan designates this site as Business Employment and a request to reclassify the site to an M-D zone is in conformance with the Master Plan. Existing developments abutting the site include other distribution facilities, warehouses, or other non-residential uses. Therefore, staff finds the proposed distribution facility is consistent and compatible with existing developments in the area and supports the 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 #1

Staff cannot support this waiver request along Lamb Boulevard as the development to the south incorporates detached sidewalks with 15 foot landscape area. The western side of Lamb Boulevard has detached sidewalks installed and this will provide continuous development pattern in the immediate area. The goal is to provide detached sidewalks for pedestrian safety and increased screening and buffering measures.

Design Review #1

The site is in an area consisting of large distribution facilities, fuel storage facilities, and outside storage yards; therefore, this is an industrial area. The proposed facility is a large distribution facility that is similar in architecture to existing facilities in the area. The proposed facility is in conformance with the development standards of Title 30 and is consistent and compatible with the existing development in the area. Therefore, staff can support the design review.

Design Review #2

The applicant has requested an alternative design review for parking lot landscaping. The landscape area along a portion of the southern property line and as a compromise will plant an additional 12 trees that would have otherwise been in this location to the perimeter landscaping areas. This project, while not meeting all requirements of the Development Code, will be an improvement to the area and can help establish a higher standard for future development of other parcels in this area; therefore, staff supports the alternative design review in relation to alternative parking lot landscaping measures.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to the reduced throat depth for the Lamb Boulevard driveway. The applicant worked with staff to provide extensive landscape planters at the entry to the site, which provide sufficient room for vehicles to safely exit the road.

Waiver of Development Standards #3

Staff has no objection to the reduced departure distance for the Lamb Boulevard driveway. The applicant placed the driveway as far south as possible.

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 of the zone change, waivers of development standards #2 and #3, and the design reviews; denial of waiver of development standards #1.

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:

Current Planning

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the parcels may be required to be combined prior to issuance of building permits; 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 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;
- 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 Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

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 #0313-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTESTS:

APPLICANT: HOPEWELL DEVELOPMENT

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