

DISTRIBUTION CENTER
(TITLE 30)

NELLIS BLVD/CAREY AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0533-NELLIS 10 LAND, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative driveway geometrics; **2)** allow an attached sidewalk in conjunction with a distribution center; **3)** waive cross access; and **4)** increase wall height.

DESIGN REVIEWS for the following: **1)** distribution facility; **2)** finished grade; and **3)** alternative parking lot landscaping in an M-D (Designed Manufacturing) (AE-70 & APZ-2) Zone and an M-1 (Light Manufacturing) (AE-70 & APZ-2) Zone.

Generally located on the north side of Carey Avenue and the east side of Nellis Boulevard within Sunrise Manor. MK/bb/syp (For possible action)

RELATED INFORMATION:

APN:

140-16-401-006; 140-16-401-010 and 140-16-401-011

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce throat depth for a driveway along Carey Avenue to 33 feet where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 (a 56% reduction).
- b. Reduce throat depth for a driveway along Betty Lane to a 31 feet where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 (a 59% reduction).
2. a. Allow a proposed attached sidewalk with street landscaping along Carey Avenue where detached sidewalks are required per Figure 30.64-17.
- b. Allow a proposed attached sidewalk with street landscaping along Betty Lane where detached sidewalks are required per Figure 30.64-17.
3. Eliminate cross access where required by Table 30.56-2.
4. Increase the height of a combination fence/retaining wall to 14 feet (6 foot fence with a 8 foot retaining wall) where a maximum height of 9 feet (6 foot screen wall with 3 foot retaining wall) is permitted per Section 30.64.050 (a 56% increase).

DESIGN REVIEWS:

1. A distribution center.
2. Increase finished grade to 132 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 267% increase).

3. Allow alternative parking lot landscaping (fewer landscape islands) where landscaping per Figure 30.64-14 is required.

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 14
- Project Type: Distribution center
- Number of Stories: 1
- Building Height (feet): 45
- Square Feet: 228,760
- Parking Required/Provided: 115/198

Site Plans

The plans depict a 228,760 square foot distribution facility. The site is currently undeveloped with some storage and parking taking place on the east side of the property. An existing communication tower is located on the east side of the property. The existing communication tower (monopole) will be 40 feet east of the proposed distribution center building. The proposed facility is shown in the central portion of the site with access provided from driveways on Carey Avenue and Betty Lane. The access drives are approximately 420 feet east of Nellis Boulevard, on the north side of Carey Avenue and approximately 500 feet north of Carey Avenue on the west side of Betty Lane. Parking for the existing facility is located on all sides of the building with loading docks and truck staging areas located on the north side of the building. The site plan depicts a total of 198 parking spaces and truck trailer parking where 115 spaces are required. The distribution center building is 68 feet from the west property line, 56 feet from Betty Lane, 104 feet from Carey Avenue, and approximately 150 feet from the north property line with the drive aisle circulating around the distribution center building. The site plan and cross sections depict a maximum increased finished grade of 11 feet. This will result in up to 8 foot retaining walls and 6 foot safety railing fences.

Landscaping

The plan depicts a proposed 5 foot attached sidewalk where a detached sidewalk is required along Carey Avenue and Betty Lane. Landscaping behind the sidewalk is generally more than 15 feet in width, except a small area of 14 feet wide landscaping on the east side of the site adjacent to Betty Lane. The parking immediately adjacent to the south side of the building does not have the required number of landscape islands and requires approval of a design review. There are 144 trees shown on the landscape plan, including intense landscaping (1 tree per 30 feet) adjacent to Carey Avenue to buffer the site from the single family residential properties to the south.

Elevations

The distribution center is 1 story and up to 45 feet in height. The building has a flat roof behind parapet walls with off-set parapet heights. The building is constructed of concrete tilt-up panels that will be painted with grey earth tones. The loading docks are located on the north side of the building with up to 37 roll-up doors. Each of the 4 corners of the building have wrap around storefront glazing and steel trellis awnings.

Floor Plans

The building has an area of 228,760 square feet, which includes 25% of office space located at each of the corners of the building. The remaining floor space of the building will be distribution warehouse space, restrooms, and associated interior storage areas.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is submitting a parcel map to create a lot for the proposed distribution center and a remaining parcel at the corner of Carey Avenue and Nellis Boulevard. The increase in finished grade is necessary to accommodate stormwater drainage around the proposed building. The proposed throat depth reductions will not cause on-site circulation issues and will not cause vehicle stacking into the rights-of-way, when considering the distance to the actual parking spaces and on-site traffic. The proposed driveway design will have limited impacts on traffic safety. The proposed alternative landscaping along Betty Lane is a very small area that will not meet the minimum 15 foot landscape width. Keeping attached sidewalks will keep this site consistent with the surrounding properties and the County capital improvement program. The plans depict more landscaping area and plant material than is required by Title 30. The applicant has worked closely with staff to facilitate the widening of Betty Lane and Carey Avenue. Cross access is not appropriate for this type of use and adjacent industrial property that already has adequate access to Betty Lane or Nellis Boulevard.

Prior Land Use Requests

Application Number	Request	Action	Date
WC-0306-06 (ZC-0954-06)	Request to waive full off-site improvements	Denied by BCC	November 2006
ZC-0954-06	Reclassify from M-D to M-1 zoning (140-16-401-006)	Approved by BCC	August 2006
UC-0776-04	Communication facility	Approved by PC	July 2004
UC-1877-98	Overhead power transmission line	Approved by PC	January 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment & Public Use	M-1 & M-D	Parking, storage, & electric transmission substation

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Ranch Estate Neighborhood (up to 2 du/ac) & Business Employment	M-1, R-E & R-D	Single family residential & commercial tire sales
East	Nellis AFB (Incorporated)	M-1	Nellis AFB
West	Business Employment	M-1	Undeveloped & electric transmission substation

Related Applications

Application Number	Request
VS-22-0534	A request to vacate and abandon patent easements at the southeast corner along Carey Avenue 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

Current Planning

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.

Waivers of Development Standards #2a & #2b

The proposed attached sidewalks adjacent to Carey Avenue and Betty Lane are proposed to meet the planned sidewalk construction by County capital improvement plans. The applicant is providing a much larger width of landscaping on average along both Carey Avenue and Betty Lane, including additional trees along Carey Avenue. Staff can support the attached sidewalks for these reasons.

Waiver of Development Standards #3

Cross access is an important consideration for the 1 lot located at the northwest corner of the property, that is adjacent to Nellis Boulevard. Having an additional access point for this property would provide a way for vehicle travel on south bound Nellis Boulevard. A shared access with the property to the north would allow for a single point of access to Betty Lane for both properties. It is unclear that the property to the north would be able to propose a Betty Lane access so close to the proposed access associated with this site plan. Staff cannot support the lack of cross access in this case.

Waiver of Development Standards #4

The up to 8 foot retaining walls shown at the south side of the property, facing residential property, have the effect of a screen wall with safety railing on top. The retaining walls, and wide landscaping spaces facing the residential areas will create an adequate buffer area. The remaining retaining walls will face existing industrial property. Staff can support the proposed waiver for combined retaining wall/fence heights.

Design Review #1

The proposed building is consistent and compatible with the existing area, and although not required, additional planting material along Carey Avenue acts as a buffer from the residential property to the south. The distribution site will only have 2 points of access, with the Carey Avenue access located just west of the western property line of the residential property to the south. This will limit the headlight exposure to the homes from exiting trucks and traffic. Policy SM-1.3 of the Master Plan supports compatible in-fill and redevelopment of vacant property. Construction of the proposed distribution center is supported by Policy SM-1.2 of the Master Plan, which supports adaptive reuse of vacant property and promotes reinvestment in Sunrise Manor. Page 184 of the Master plan identifies this area as a common area for both existing and new distribution centers. Therefore, staff supports the design review for the building.

Design Review #3

The decrease in landscape islands adjacent to the proposed building on the south side will be off set by the additional trees and a wider landscape strip along Carey Avenue on the south side of the site, as well as the elevated site between the property line and building. Staff can support the proposed decrease of landscape islands in this case.

Public Works - Development Review

Waivers of Development Standards #1a & #1b

Staff has no objection to the request to reduce the throat depth for both the Carey Avenue and Betty Lane driveways. The applicant has reduced the potential conflicts by providing additional landscape planters adjacent to the driveways.

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 of waivers of development standards #1, #2 and #4, and the design reviews; denial of waiver of development standards #3.

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:

- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- 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 this application must commence within 2 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;
- 30 days to coordinate with Public Works- Design Division and to dedicate any necessary right-of-way and easements for the Carey Avenue improvement project.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required; 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.

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 #0084-2022 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: NELLIS 10 LAND, LLC

CONTACT: PHILLIP DUNNING, PANATTONI DEVELOPMENT COMPANY, 3930 HOWARD HUGHES PARKWAY, SUITE 360, LAS VEGAS, NV 89169