

DISTRIBUTION CENTER
(TITLE 30)

TROPICAL PKWY/SHATZ ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0751-RREEF CPIF 6550 TROPICAL PARKWAY, LLC:

USE PERMIT for a distribution center.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; and **2)** reduce throat depth.

DESIGN REVIEWS for the following: **1)** distribution center; and **2)** finished grade on 18.4 acres in an M-2 (Industrial) (AE-70) Zone.

Generally located on the north side of Tropical Parkway and the east side of Shatz Street within Sunrise Manor. MK/jvm/ja (For possible action)

RELATED INFORMATION:

APN:

123-27-601-002; 123-27-601-003; 123-27-601-006

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase wall height to 11 feet (5 foot retaining/6 foot screen) where 9 feet (3 foot retaining/6 foot screen) is permitted per Section 30.64.050 (a 22% increase).
2. Reduce the throat depth for driveways along Shatz Street to 9.5 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 62% reduction).

DESIGN REVIEWS:

1. Distribution center.
2. Increase finished grade to 7.3 feet where a maximum of 36 inches is the standard per Section 30.32.040 (a 143% increase).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 6550 Tropical Parkway
- Site Acreage: 18.4
- Project Type: Distribution center
- Number of Stories: 1

- Building Height (feet): 49
- Square Feet: 408,566
- Parking Required/Provided: 205/207

Site Plans

The plans depict a 408,566 square foot distribution center set back approximately 51 feet from the north property line, 53 feet from the south property line, 194 feet from the east property line, and 78 feet from the west property along Shatz Street. Loading docks are on the east side of the building, not directly visible from the street, and parking is provided on all sides of the building. The site is accessed by 1 driveway on Tropical Parkway, 1 driveway on Azure Avenue, and 3 driveways on Shatz Street. The driveways along Shatz Street have a throat depth of 9.5 feet, which necessitates a waiver of development standards. A retaining wall up to 5 feet is located on the southeastern portion of the site. NV Energy has agreed to relocate the existing power lines to the southern portion of the property.

Due to the proximity of the project to the City of North Las Vegas, this proposal is a project of regional significance. The proper notification has been provided and the appropriate RISE reports have been accepted.

Landscaping

Landscaping is provided per Code, including a landscape strip and attached sidewalk along Azure Avenue and Shatz Street. Landscaping with a detached sidewalk is provided along Tropical Parkway. Parking lot landscaping is shown within landscape fingers throughout the site.

Elevations

The height of the distribution center is 49 feet. The exterior finishes consist of painted precast concrete panels with horizontal and vertical banding and articulation. Glazing and exterior canopies are located at the 3 major entries along Shatz Street, along with a varied roofline to highlight the entry point. Roll-up loading doors are located on the east elevation.

Floor Plans

The plans show an open floor plan with office areas at the 3 points of entry on the west side of the building.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the proposed distribution center is appropriate at this location, will not have an adverse impact to surrounding properties, is adequately served by utilities and services, and is in harmony with the purpose and goals of the Master Plan and Title 30. The design review for increased finished grade and waiver of development standards for increased retaining wall height is due to the topography and drainage of the site. The applicant indicates the reduced throat depth should not have a negative impact due to additional landscaping opposite of the

driveways which increases the queuing area and also, parking is not provided opposite of the driveway entrances to reduce potential conflicts at the driveways.

Prior Land Use Requests

Application Number	Request	Action	Date
VC-0319-91	Variance and design review for an office/warehouse in conjunction with an automobile dismantling yard - expired	Approved by PC	June 1991

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of North Las Vegas	N/A	Distribution center
South	Business Employment	M-2	Outside storage
East	Business Employment	M-2	Outside storage, distribution center, & undeveloped
West	City of North Las Vegas	N/A	Distribution center

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

A use permit is required for all uses within the M-2 zoning district. As this is an intense industrial area, the use permit allows for a review of surrounding uses to ensure compatibility with the proposed use. The surrounding uses include a majority of distribution centers and warehouse, including warehouses related to the Las Vegas Speedway. The proposed distribution center is compatible and will not have a negative impact on the surrounding area. Staff supports the 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

The site has a significant change in grade across the site, necessitating increased height for retaining walls. The tallest retaining walls are located on the southeastern portion of the site and should not have a negative impact on the adjacent outside storage yard; therefore, staff supports the request.

Design Review #1

Exterior elevations of the distribution center provide decorative elements along with extensive landscaping which provide an appealing streetscape. Loading docks are oriented away from the street, and the design and circulation of the site is functional and is in compliance with Code. Staff supports the request.

Public Works - Development Review

Waiver of Development Standards #2

Staff does not object to the request to reduce the throat depths for the 3 driveways on Shatz Street. The applicant provided additional landscape and hardscape areas near the 3 driveways, which will provide enough space for vehicles to safely exit the right-of-way before encountering any on-site conflicts.

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.

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

- 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.
- Applicant is advised 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; 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.

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 #0285-2021 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: RREEF CPIF 6550 TROPICAL PARKWAY, LLC

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