

WAREHOUSE EXPANSION
(TITLE 30)

JONES BLVD/WIGWAM AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0547-JONES BOULEVARD PARTNERS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** modified landscaping and screening; **2)** reduce approach and departure distances; and **3)** driveway geometrics.

DESIGN REVIEWS for the following: **1)** expansion of an existing distribution facility; and **2)** finished grade on 26.6 acres in an M-D (Designed Manufacturing) Zone and an M-1 (Light Manufacturing) Zone.

Generally located on the east side of Jones Boulevard and the north side of Wigwam Avenue within Enterprise. JJ/al/syp (For possible action)

RELATED INFORMATION:

APN:

176-13-201-001; 176-13-201-005; 176-13-201-027; 176-13-201-029

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow a 6 foot landscape area with an attached sidewalk along Wigwam Avenue where landscaping with a detached sidewalk is required per Figure 30.64-17.
2.
 - a. Reduce the intersection approach distance on Wigwam Avenue to a minimum of 102 feet where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 (a 32% reduction).
 - b. Reduce driveway departure distance on Shelbourne Avenue to a minimum of 163 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 (a 14.2% reduction).
3.
 - a. Reduce driveway throat depth on Wigwam Avenue (western driveway) to a minimum of zero feet where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 (a 100% reduction).
 - b. Reduce driveway throat depth on Jones Boulevard to a minimum of 21 feet where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 (a 100% reduction).
 - c. Allow an alternative driveway design for the western Wigwam Avenue driveway where a commercial curb return driveway with ADA compliant ramp, curb and gutter are required per Uniform Standard Drawing 222.1.

DESIGN REVIEWS:

1. Expansion of an existing distribution facility.
2. Increased finished grade to 96 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 166.7% increase).

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:**Project Description****General Summary**

- Site Address: 8400 S. Jones Boulevard
- Site Acreage: 26.6
- Project Type: Expansion of an existing distribution center
- Number of Stories: 1
- Building Height (feet): 50
- Square Feet: 345,743 existing building/272,104 addition/617,847 total
- Parking Required/Provided: 311/363

Site Plans

The plans depict an addition to an existing distribution facility. The southern one-third of the site is undeveloped at this time. The existing facility is located on the northern portion of the site with access provided from existing driveways via Shelbourne Avenue and Jones Boulevard. Parking for the existing facility is located to the north, west, and south of the existing building with loading docks and truck staging areas located to the east of the building. The parking to the south of the building will be removed to allow for the proposed building addition; however, the remaining parking to the north and west of the existing building will exceed parking requirements for the facility with the proposed addition. The plan shows that a 1 way access drive is being provided along the south side of the building addition to allow trucks to access the loading area at the rear (east side) of the building from the western side of the site. The plan shows that driveways will be added to the site along Wigwam Avenue at the southeastern and southwestern corners of the site. The driveway located on the southwestern corner of the site is for exit only and would only be used during an emergency or unique situation. Since the southwestern driveway is not intended for ingress or regular egress, the applicant has submitted waivers to allow for an alternative driveway design for this driveway. The loading docks for the proposed addition will be located on the east side of the building as a continuation of the existing loading docks.

Landscaping

There are existing landscape areas located along the eastern property line, along Shelbourne Avenue and Jones Boulevard, within the parking areas, and adjacent to the existing building. No changes are proposed or required to these landscape areas. The plan shows that additional landscaping will be added along the eastern boundary line of the southeastern portion of the site consisting of trees to continue the landscaping along the eastern property line to the southern boundary of the site. A minimum 6 foot wide landscape area with an attached sidewalk is being provided along Wigwam Avenue along the southern boundary of the site consisting of trees

shrubs, and groundcover. The applicant is requesting a waiver of development standards to allow an alternative landscape design along the street.

Elevations

The addition is 1 story and 50 feet in height. The building has a flat roof behind parapet walls. The building is constructed of concrete tilt-up panels that will be painted to match the existing building. The loading dock is located on the east side of the building with 21 inch roll-up doors.

Floor Plans

The existing building has an area of 345,743 square feet which includes 30,260 square feet of office space and 315,483 square feet of warehouse area. The proposed addition will have an area of 272,104 square feet which will all be warehouse area, increasing the total building area to 617,847 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the existing facility is in need of expansion for the continued success of the business. The increase in finished grade is necessary to match the grade of the existing facility to balance the site. The proposed throat depth reductions will not cause on-site circulation issues and will not cause vehicle stacking into the rights-of-way. Wigwam Avenue terminates just east of the site at the railroad tracks, and therefore the street will have limited traffic. The proposed approach distance along Wigwam Avenue will not have a negative impact on traffic safety. The proposed western driveway on Wigwam Avenue is not intended for ingress and with limited use for egress onto a street with limited traffic so the proposed driveway design will have limited impacts on traffic safety. The proposed alternative landscaping along Wigwam Avenue is intended to be consistent with other improvements in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
WT-0950-08	Reduced driveway throat depth in conjunction with a distribution facility	Approved by PC	November 2008
UC-0931-08	Increased building height with a design review for an addition to an existing distribution facility	Approved by PC	November 2008
ZC-1523-99	Reclassified a portion of the site to the M-D and M-1 zoning and included a design review for a distribution facility	Approved by BCC	November 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
South	Corridor Mixed-Use & Business Employment	C-2 & M-1	Mini-warehouse facility & office/warehouse complex

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Business Employment	M-1	Automobile paint & body shop, office/warehouse complex & undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

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.

Waiver of Development Standards #1

Attached sidewalks have been provided for the fully developed portions of the rights-of-way for Wigwam Avenue and Jones Boulevard in the area. The proposed attached sidewalk along Wigwam Avenue adjacent to the proposed development is consistent and compatible with the existing off-site improvements in the area. There are other developments along Wigwam Avenue that have provided wider landscape areas adjacent to the street. Staff can support not increasing the width of these landscape areas along Wigwam Avenue since this site is currently in an area that has limited heat vulnerability.

Design Review #1

The proposed building addition is consistent and compatible with the existing distribution facility. The project is an expansion of an existing development that is continues to be consistent and compatible with other developments in this area. While staff can support the design for the building addition, due to the design of the off-sites staff is unable to support the request.

Public Works - Development Review

Waivers of Development Standards #2a, #3a, & #3c

Staff cannot support the western driveway on Wigwam Avenue. The applicant states that trucks exiting the driveway will proceed east on Wigwam Avenue to a temporary cul-de-sac where the trucks can turn around to head west on Wigwam Avenue to turn onto Jones Boulevard. The proximity of the driveway to Jones Boulevard together with the pan driveway design will result in conflicts with trucks exiting the site while trucks and other vehicles turn onto Wigwam Avenue to proceed to the eastern driveway. Additionally, when Wigwam Avenue is improved in

the future at the UPRR, there will be significant additional traffic, adding to the potential for collisions.

Waiver of Development Standards #2b

Staff cannot support the request for the westernmost existing driveway on Shelbourne Avenue. With the current design, the parking spaces on the west side of the site adjacent to Jones Boulevard can be accessed by either the Jones Boulevard driveway or the Shelbourne Avenue driveway. With the proposed changes to the site, access to the parking spaces will no longer be possible from the Jones Boulevard driveway, which will result in more vehicles using the western Shelbourne Avenue driveway, increasing the potential for collisions.

Waiver of Development Standards #3b

Staff cannot support the reduction in the throat depth for the Jones Boulevard driveway. Trucks entering the site from the Jones Boulevard will not have adequate room on site to make the forced right turn. Trucks will have to either make a wide turn using two lanes in the right-of-way or backup in the right-of-way in order to make the turn.

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 and design review #2; denial of waivers of development standards #2 and #3, and design review #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:

- Enter into a standard development agreement prior to any permits in order to provide fair-share contribution toward public infrastructure necessary to provide service because of a 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 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 Jones Boulevard improvement project.
- 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; that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones; and that Wigwam Avenue may extend past the UPRR in the future, which will require the removal of the temporary cul-de-sac and the reconstruction of the eastern Wigwam Avenue driveway.

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.
- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; and that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ARCO NATIONAL CONSTRUCTION

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