

08/18/21 BCC AGENDA SHEET

DISTRIBUTION CENTER  
(TITLE 30)

JONES BLVD/BADURA AVE

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**DR-21-0343-JONES MAULE AVE, LLC:**

**DESIGN REVIEWS** for the following: **1)** distribution center; and **2)** finished grade on 7.4 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District.

Generally located on the west side of Jones Boulevard and the north side of Badura Avenue within Enterprise. MN/bb/jo (For possible action)

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**RELATED INFORMATION:**

**APN:**  
176-02-701-016

**DESIGN REVIEWS:**

1. A distribution center.
2. Increase finished grade to 82 inches (6.9 feet) where a maximum of 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 356% increase).

**LAND USE PLAN:**

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 7.4
- Project Type: Distribution center
- Number of Stories: 1
- Building Height (feet): Up to 45
- Square Feet: 161,000
- Parking Required/Provided: 91/94

Site Plans

The plans depict a proposed 161,000 square foot distribution center consisting of a single building located in the central portion of the site. The site is bounded by public right-of-way on all 4 sides of the development. Access to the site is provided by 1 driveway on Jones Boulevard, 1 driveway on Badura Avenue, and 1 driveway on Maule Avenue. No access is shown on Bronco Street to the west. Parking for the facility is located along the east, north, and south

perimeters of the parcel. The building is set back 66 feet from Jones Boulevard, 73 feet from Badura Avenue, 73 feet from Maule Avenue, and 65 feet from Bronco Street. Loading areas and trash enclosures are located on the west side of the building. The service area that contains overhead doors and loading docks is screened from public view by an 8 foot high split-face CMU wall with a 6 foot wide landscape buffer with trees shown 20 feet on center along Bronco Street. The change in grade will add an additional open space triangle shaped area ranging between zero feet and 20 feet wide at the southwest corner of the property. A total of 94 parking spaces are provided where 91 parking spaces are required.

#### Landscaping

Street landscaping is shown from 15 feet to 27 feet in width with a detached sidewalk along Jones Boulevard and Badura Avenue. Along Maule Avenue street landscaping is shown from 15 feet to 24 feet in width, and along Bronco Street a 6 foot wide planter behind an attached sidewalk is depicted. In addition, because of additional grading changes along Bronco Street there will be a triangle shaped area of open space at the southwest corner of the property ranging between zero feet and 20 feet wide. Interior to the site, an ample amount of landscaping is distributed throughout the parking lot and around portions of the building footprint. An 8 foot high split-face CMU wall will be provided along Bronco Street and at the rear portions of the site along Badura Avenue and Maule Avenue.

#### Elevations

The building will be 45 feet high and constructed of concrete tilt-up panels with glass store fronts, and vertical/horizontal reveal lines with color changes. Other building materials will consist of decorative metal ribbon panels and metal canopies over the doorways. The height of the building varies from 24 feet to 45 feet and has been designed to break-up the roofline and enhance the overall look of the building. The loading dock area will be located on the west side of the building and screened from public view by a wall and landscaping. The loading dock areas adjacent to the utility rooms on the west side of the building will increase in area, while the utility rooms will decrease in size.

#### Floor Plans

The plans show the building will consist of a 10,042 square foot office/showroom where customers can come view and select finishes for their respective projects, with the remaining warehouse portion (150,958 square feet) being utilized to store materials.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

The applicant requires a maximum of 6 feet 10 inches of fill to accommodate sanitary sewer facilities and minimum private drainage from the southwest corner of the lot. The surrounding residential lots and driveway entrance at Badura Avenue is elevated above this property and may create conditions that include retaining of storm water on the site. The 14 foot elevation difference on this site from southwest to northeast, requires areas of increased fill.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-20-0578	Reclassified from C-2 to M-D zoning and increased finished grade	Approved by BCC	February 2021
ZC-1480-02	Reclassified this site and surrounding parcels to C-2 zoning for a future development	Approved by BCC	December 2002

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Business and Design/Research Park	M-D	Undeveloped
South	Residential High (from 8 to 18 du/ac)	R-2	Single family residential
East	Business and Design/Research Park	M-D	Shopping center development
West	Business and Design/Research Park	R-E	Undeveloped

### **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Current Planning**

##### Design Review #1

The landscaping areas along Bronco Street will add open space and additional planting material and be compatible with the surrounding area and enhance the appearance of the property on the west side adjacent to residential estate zoned uses. There is adequate parking spaces for the proposed use and an effective layout of the overall site is proposed. Therefore, staff supports the design review.

#### **Public Works - Development Review**

##### 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

## **PRELIMINARY STAFF CONDITIONS:**

### **Current Planning**

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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;
- Right-of-way dedication to include 30 for Bronco Street and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements;
- 90 days to record required right-of-way dedications and any corresponding easements.
- 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.

### **Building Department - Fire Prevention**

- No comment.

### **Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:** Enterprise - approval (design review as a public hearing for lighting and signage; and a design review as a public hearing for significant changes to plans).

### **APPROVALS:**

### **PROTESTS:**

**APPLICANT:** JONES MAULE AVE., LLC

**CONTACT:** WADE TAKASHIMA, CREATIVEFIT, 953 ROCK LEDGE COURT, HENDERSON, NV 89102