

DISTRIBUTION CENTERS
(TITLE 30)

UPDATE
ALTO AVE/LAMB BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-23-0072-PROLOGIS, LP:

AMENDED HOLDOVER ZONE CHANGE to reclassify 8.7 acres from an R-E (Rural Estates Residential) (AE-70, AE-75, & APZ-2) Zone to an M-D (Designed Manufacturing) (AE-70, AE-75, & APZ-2) Zone.

USE PERMIT to waive an intense landscape buffer requirement for abutting residential uses (no longer needed).

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** throat depth; **2)** parking lot landscaping; **3)** cross access; and **4)** allow an attached sidewalk (no longer needed) and alternative street landscaping.

DESIGN REVIEWS for the following: **1)** distribution centers; **2)** finished grade; and **3)** lighting.

Generally located on the north side of Alto Avenue and the west side of Lamb Boulevard within Sunrise Manor (description on file). WM/bb/syp (For possible action)

RELATED INFORMATION:

APN:
140-18-602-007

USE PERMIT:
Waive the intensive landscape buffer requirement per Figure 30.64-12 abutting residential uses where required per Table 30.44-1 (no longer needed).

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the driveway throat depth along Lincoln Road to 7 feet where 75 feet is required per Uniform Standard Drawing 222.1 (a 91% reduction).
- b. Reduce the driveway throat depth along Lamb Boulevard to 3 feet where 75 feet is required per Uniform Standard Drawing 222.1 (a 96% reduction).
2. Allow alternative parking lot landscaping where landscaping is required per Figure 30.64-14.
3. Waive the requirement for cross access and shared parking with the property to the north where required per Table 30.56-2.
4. a. Allow an attached sidewalk (no longer needed) and alternative landscaping along Lincoln Road where a detached sidewalk and landscaping are required are required per Figure 30.64-17.

- b. Allow alternative landscaping along Lamb Boulevard where landscaping is required per Figure 30.64-17.

DESIGN REVIEWS:

1. Distribution centers.
2. Increase finished grade to 72 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 100% increase).
3. Lighting.

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 8.7
- Project Type: Distribution center
- Number of Stories: 1
- Building Height (feet): 40
- Square Feet: 149,379 (warehouse)/10,000 (office)/159,379 (total)
- Parking Required/Provided: 160/167

Site Plan

The plan depicts a distribution center of 86,967 square feet on the west side of the property and another 72,412 square foot distribution center on the east side of the property. A 26 foot wide fire lane runs east and west between Lamb Boulevard and Lincoln Road on the north side of the buildings. There are 195 parking spaces provided along the west, east, and north property lines and between the buildings, with access driveways to Lincoln Road, Lamb Boulevard, and Alto Avenue. A detached sidewalk is depicted along the south and east property lines, with an attached sidewalk on Lincoln Road. Pedestrian access is provided to each building at the southeast and southwest corners. Loading spaces are located on the north side of the distribution centers and not visible from residential properties or streets. Trash enclosures have been provided on the northeast and northwest sides of the site.

Landscaping

The plan depicts 15 foot wide landscaping, consisting of 24 inch box Desert Willow, Mulga Acacia, Shoestring Acacia trees, 5 gallon shrubs, groundcover, and detached sidewalks along the south and east property lines. A minimum of 10 feet of landscaping is provided adjacent to the attached sidewalk along Lincoln Road, with wider areas included as part of the landscape finger areas. **The applicant has provided an updated plan showing intense landscaping and detached sidewalk along Alto Avenue, meeting Title 30 requirements.** The majority of the north property line is located adjacent to an approximately 10 foot wide existing landscaping on the neighboring property to the north under the same ownership. There is no landscaping proposed within the parking lot between the gated access points, requiring the addition of waiver

#2 to this application. Waiver #4b is required for the east side of the property since Lamb Boulevard is a 100 foot wide arterial road, requiring landscaping per Figure 30.64-17.

Elevations

The plans depict 2 concrete tilt-up panel buildings to be used as distribution centers. The maximum height of the buildings will be 40 feet with aluminum storefront and tempered glass glazing at the southwest and southeast corners of each building. Parapet walls will obscure rooftop mechanical equipment from view. Recessed walls and roof height variations are provided on the south, east, and west sides of the buildings. The building will screen the loading spaces from any street view, as required by Table 30.44-1. Shallow depth metal canopies will cover each level of windows at each entrance location. A variety of paint tones will complement the recessed walls for each building. The applicant submitted a lighting plan that shows architectural low profile LED lighting over the pedestrian access doors along the south walls of each building. There are 4 lights on the south side of Building 1 and 3 and lights on the south side of Building 2. The luminosity of each light is relatively low when compared to the LED area luminaire lights located on the north side of the building. Lower output LED lights are also located on the east and west sides of each building. Six pole mounted lights are depicted on the north property line, north of each building. Pole mounted lights are allowed up to 25 feet high per Section 30.56.135.

Floor Plans

The plans depict Building 1 on the west side of the property with an 81,967 square foot warehouse, and 5,000 square feet of office space for a total of 86,967 square feet. Building 2 is located on the east side of the lot, and is a 67,412 square foot warehouse, with 5,000 square feet of office space for a total of 72,412 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is proposing to reclassify 8.7 acres from R-E (Rural Estates Residential) to M-D (Designed Manufacturing) zoning to construct 159,379 square feet of distribution center warehouse buildings. The applicant states the proposed rezoning will be conforming with the Master Plan designation of Business Employment. **The intense landscaping requirement found in Table 30.44-1 for distribution centers will be met on this site, along with new detached sidewalks.** On-site lighting is provided with hooded and downward facing LED lights along the south side of the building. These lights are designed to provide minimal illumination for security, emergency egress, and general access, and will meet the requirements of Section 30.56.135. Loading docks face north and are located on the north side of the building. The increased finished grade is less than 6 feet, with the highest area located along the south face of each building.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Business Employment	M-D	Warehouse

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Business Employment	R-E & M-D	Single family residential & office
East	Business Employment	M-1	Warehouse

Related Applications

Application Number	Request
VS-23-0073	A request to vacate a portion of Lamb Boulevard and Alto Avenue right-of-way 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

Comprehensive Planning

Zone Change

The Master Plan indicates uses such as distribution centers and warehouses are appropriate for the Business Employment land use category. The proposed center fits into this category and could be consistent with the Master Plan, if site design and neighborhood protections were observed. The proposed rezoning will be consistent with the characteristics of this category by providing concentrated employment near major transportation corridors. Interstate 15 is less than 3 miles east of this property, and Las Vegas Boulevard North is 1 mile northwest of the site. Master Plan Policy SM-5.3, combined with the Master Plan designation of this property as Business Employment, discourages residential development in light industrial areas of Sunrise Manor. Without meeting compatibility concerns associated with Master Plan Policy SM-1.4: Ranch Estate Neighborhoods, and associated provisions of Title 30, such as the requirement for intense landscape buffering, staff is unable to recommend approval.

Use Permit

(No longer needed).

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 #2 & #3

The request for waiver #2 is a self-imposed hardship when considering there is enough space between the north property line, parking stalls, drive access, and loading spaces to allow for the required landscape strip along the north property line within the parking lot. While there is no

current cross access with the property to the north, waiver #3 could have been addressed as a redesign under the same ownership, with this application. **The proposed development does not comply with Master Plan Policy SM-1.4: Ranch Estate Neighborhoods compatibility compliance with regard to the proposed waivers. Without adequate landscape buffering, staff cannot recommend approval.**

Waiver of Development Standards #4a (attached sidewalks no longer needed) & #4b

The request for waivers #4a and #4b does not allow for adequate screening of the site from public view along Lincoln Road and Lamb Boulevard. Master Plan Policy SM-2.2 supports civic facilities and improvements like sidewalks and landscaping. Staff cannot recommend approval.

Design Reviews #1 & #3

The proposed distribution center use is compatible with the general underlying designation of Business Employment as shown on the Master Plan, the building design, exterior materials, façade treatments, and mechanical screening meet county standards. The lighting plan is consistent with Title 30 and the applicant has stated that all provisions of Section 30.56.135 will be met. However, Since staff does not recommend approval for the zone change and waiver requests, staff cannot recommend approval of design reviews #1 and #3.

Public Works - Development Review

Waiver of Development Standards #1

Staff has no objection to the reduction in throat depth for both the commercial driveway on Lamb Boulevard and Lincoln Road. The applicant has reduced the potential conflicts by providing extra landscape planters on the drive aisles to provide drivers more distance before they encounter any conflicting parking spaces. However, since Planning is not supporting the rest of the application, staff cannot support this request.

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. However, since Planning is not supporting the rest of the application, staff cannot support this request.

Staff Recommendation

Denial.

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:

Comprehensive 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 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 use permit, 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;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include an additional 5 feet for a portion of Alto Avenue and associated spandrel;
- 30 days to coordinate with Public Works - Anthony Ramos and to dedicate any necessary right-of-way and easements for the traffic signal improvement project.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way, will also require dedication to back of curb 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.

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 #0087-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Sunrise Manor - approval (remove access to Alto Avenue; add signs for no parking along the north side of Alto Avenue).

APPROVALS: 1 card

PROTESTS: 1 card

COUNTY COMMISSION ACTION: April 19, 2023 – HELD – To 06/21/23 – per the applicant.

APPLICANT: SCOTT BARNES

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