

DISTRIBUTION WAREHOUSE
(TITLE 30)

LINCOLN RD/ALTO AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0124-BEEDLE NV PROPERTY, LLC:

AMENDED WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** permit encroachment into airspace (no longer needed); **2)** waive detached sidewalks; and **3)** allow a modified driveway design.

DESIGN REVIEWS for the following: **1)** distribution center; and **2)** finished grade on a 4.9 acre parcel in an M-D (Designed Manufacturing) (AE-75 and APZ-2) Zone.

Generally located on the east side of Lincoln Road, 630 feet north of Alto Avenue within Sunrise Manor. WM/rk/syp (For possible action)

RELATED INFORMATION:

APN:

140-18-602-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. Permit encroachment into airspace (no longer needed).
2. Allow an attached sidewalk along Lincoln Road where a detached sidewalk is required per Section 30.64.030 and Figure 30.64-17.
3. Reduce throat depth for driveways on Lincoln Road to 31 feet and 54 feet respectively where a minimum of 100 feet is the standard per Uniform Standard Drawing 222.1 (a 69% and 46% reduction respectively).

DESIGN REVIEWS:

1. A distribution center.
2. Increase finished grade to 73 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 103% increase).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 2932 Lincoln Road
- Site Acreage: 4.9

- Project Type: Distribution center
- Number of Stories: 1
- Building Height (feet): 45
- Square Feet: 111,745
- Parking Required/Provided: 112/119

Site Plans

The plans depict a proposed 111,745 square foot distribution center consisting of a single building located in the central portion of the site. This property is surrounded by existing or planned industrial uses. The proposed building is oriented in an east/west direction, with 10 future tenant spaces shown on plans. Each tenant will have a storefront entrance and above grade level dock with an overhead roll-up door. Access to the site is provided by 2 driveways on Lincoln Road. Parking for the facility is located along the north and east sides of the parcel. The building is set back 20 feet from Lincoln Road, 55 feet from the north property line, 58 feet from the south property line, and 54 feet from the east property line. The loading and service areas are located on the south side of the building. A total of 119 parking spaces are provided where 112 spaces are required. This request also includes waivers of development standards to allow an attached sidewalk and reduced driveway throat depth along Lincoln Road.

Landscaping

The street landscaping consists of a 15 foot wide area behind a proposed attached sidewalk. Although not required, an 8 foot wide landscape buffer per Figure 30.64-11 is proposed along the north property line, and a 3.5 foot wide planter is proposed along the east property line. Interior to the site, landscaping is distributed throughout the parking lot and around the front portions of the building footprint.

Elevations

The building will be 45 feet high and constructed of concrete tilt-up panels with metal canopies, glass store fronts, vertical and horizontal reveal lines, and color changes. The height of the building varies slightly from 42 feet to 45 feet and has been designed to break-up the roofline and enhance the overall look of the building. The loading area will be located on the south side of the building and screened from public view by the wall of the building and street landscaping.

Floor Plans

The plans depict a 111,745 square foot distribution/warehouse shell with 10 potential tenant lease spaces. A mezzanine level for future offices is shown at the storefront entrance portion of the tenant spaces.

Signage

Signage is not a part of this request.

Applicant's Justification

The design of the building with the variations in building height complies with the Master Plan, which encourages varying building height and breaking-up the mass of a building. The proposed landscaping also complies with the Master Plan, which encourages perimeter and interior parking lot trees for shade and visual relief. This area is all designed manufacturing and light

industrial. This project would provide a flex product type that matches the uses of the surrounding area. As for the waivers, the applicant states the air space encroachment is due to the building height. However, the project site is located about 2 miles from the end of the Nellis Air Force Base runway and the FAA has determined there is no hazard to air navigation. All sidewalks on both the east and west sides of Lincoln Road from Cheyenne Avenue to Alto Avenue are attached with little to no foot traffic. Finally, all employee parking will occur at the north end of the site where the office entries and parking stalls are located. The southern driveway will be used exclusively for truck circulation. Lincoln Road is only a 60 foot right-of-way with a low volume of traffic. The applicant does not anticipate any conflicts or traffic queuing issues.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1553-00	Reclassified this site to M-D zoning for an office/warehouse complex	Approved by BCC	November 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Business Employment	M-D	Distribution warehouse
East & West	Business Employment	M-D	Office & warehouse

Related Applications

Application Number	Request
TM-23-500025	A tentative map for a 1 lot commercial subdivision 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

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 #2

While staff does not typically support attached sidewalks where detached sidewalks are required, staff can support this request since Lincoln Road is a 60 foot right-of-way with a low volume of traffic with little to no foot traffic from pedestrians. In addition, attached sidewalks are installed within the surrounding area between Cheyenne Avenue to Carey Avenue. While the site does not meet any exemptions for attached sidewalks, it does meet the provision of having 15 feet of landscaping behind the proposed sidewalk; therefore, staff can support this portion of the request.

Design Review #1

The site lies adjacent to existing office/warehouse and distribution developments. The entire surrounding area is planned for light industrial uses and most of the design elements and layout of this project will be harmonious with the existing development in the area. Furthermore, the project complies with the Master Plan which encourages loading areas and overhead doors to be screened from streets and other adjacent uses in order to buffer the site more adequately. This project provides perimeter landscaping including a 15 foot wide landscape area with trees 40 feet on-center along Lincoln Road. The distribution center is both aesthetically pleasing and will provide additional warehouse space to the Las Vegas Valley; therefore, staff can support this portion of the request.

Public Works - Development Review

Waiver of Development Standards #3

Staff has no objection in the reduction in throat depth for both driveways on Lincoln Road. The applicant has provided extra landscape buffers to improve the visibility of traffic trying to access the site, allowing vehicles to safely exit the right-of-way.

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:

Comprehensive Planning

- 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 4 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 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 #0005-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: BEEDIE NV PROPERTY, LLC

CONTACT: CHRIS TEACHMAN, LEESAK ARCHITECTS, 6280 S. VALLEY VIEW BOULEVARD, SUITE 116, LAS VEGAS, NV 89118