

DISTRIBUTION CENTER
(TITLE 30)

SUNSET RD/KARMS PARK CT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-21-0039-ACHC, LLC:

ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Estates Residential) (AE-60) Zone to M-D (Designed Manufacturing) (AE-60) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** modified CMA Design Overlay District Standards; **2)** permit parking lots that contain 250 or more parking spaces; **3)** permit an attached sidewalk (Sunset Road) where a detached sidewalk is required; and **4)** allow modified driveway design standards.

DESIGN REVIEWS for the following: **1)** distribution center; **2)** parking lot expansion; **3)** alternative parking lot landscaping; and **4)** finished grade on 24.6 acres in the CMA Design Overlay District.

Generally located on the north side of Sunset Road and the west side of Karms Park Court within Spring Valley (description on file). MN/md/jd (For possible action)

RELATED INFORMATION:

APN:

163-35-801-006; 163-35-801-012; 163-35-801-027; 163-35-812-010

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Permit parking areas with 100 or more spaces where large parking areas of 100 spaces or more shall be designed as a series of smaller, connected parking courts or lots that are dispersed throughout the site per Section 30.48.660.
- b. Allow modified landscape and screening requirements (14.5 foot landscape area without a wall) along a public street (Karms Park Court) for loading areas with roll-up, overhead doors, and areas intended for large semi-truck parking per Section 30.48.660.
2. Permit parking lots with 250 or more parking spaces where large parking lots with 500 or more parking spaces shall be divided into well landscaped, smaller sub-area parking lots that contain 250 or fewer parking spaces per Section 30.60.050.
3. Permit an attached sidewalk (Sunset Road) with landscaping where a detached sidewalk with landscaping is required per Figure 30.64-17.
4. Reduce throat depth to 8 feet where a minimum depth of 150 feet is required per Uniform Standard Drawing 222.1 (a 94.7% reduction).

DESIGN REVIEWS:

1. Distribution center.

2. Parking lot expansion.
3.
 - a. Alternative parking lot landscaping.
 - b. Permit diamond planters where landscape finger islands are required per Figure 30.64-14.
4. Increase finished grade to 48 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 167% increase).

LAND USE PLAN:

SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 6330 W. Sunset Road
- Site Acreage: 24.6
- Project Type: Distribution center
- Number of Stories: 1
- Building Height (feet): 38
- Square Feet: 208,819
- Parking Required/Provided: 105/744

Site Plan

This is a request to convert an existing office/warehouse building to a distribution center. A conforming zone change from R-E to M-D zoning for a parking lot expansion is proposed at the southeast corner (APN 163-35-801-012) of the site. The existing building is set back 70 feet from the south property line adjacent to Sunset Road, 173 feet from the west property line, 548 feet from the east property line along Karms Park Court, and 599 feet from the north property line adjacent to Post Road. Four dock-high, overhead roll-up doors, are proposed along the east side of the building, oriented towards Karms Park Court. However, 3 dock-high doors will be screened from Karms Park Court by the existing buildings to the east of the project site, while only 1 door will be partially visible from the public right-of-way, necessitating the request for modified street and landscape standards for screening purposes. Designated loading areas for tractor trailers are located along the northwest portion of the building, and are screened from Sunset Road by the existing building and street landscaping. Two designated queuing areas for vans, in 5 space by 5 space columns, are located along the north side of the building. Two designated loading areas for vans, in 5 space by 5 space columns, are located along the east side of the building. Parking courts are distributed to the north, northeast, southeast, and west of the distribution center, and require a waiver of development standards as more than 100 parking spaces are located in each area. The north parking court, consisting of 290 van parking spaces, consists of 2 pedestrian walkways within the parking area measuring 8 feet in width and 2 walkways measuring 6 feet in width. The 4 parking courts are interconnected throughout the site through a series of 6 foot and 8 foot wide pedestrian walkways connecting to the principal entrance to the building. The distribution center requires 105 parking spaces where 744 parking spaces are provided (245 automobile spaces and 499 van spaces). The required trash enclosure is located at the northwest corner of the distribution center. Access to the project site is granted via 2 existing commercial driveways along Sunset Road, requiring a waiver of development

standards to reduce throat depth to 8 feet. Two commercial driveways are also provided along Post Road and Karms Park Court. Existing and proposed 5 foot wide sidewalks are proposed along Sunset Road and Karms Park Court, while a 5 foot wide detached sidewalk is proposed along Post Road. A waiver of development standards is required to permit the proposed attached sidewalk located at the southeast corner of the site, adjacent to Sunset Road. Cross-access is provided at the northeast corner of the project site to the existing development to the east. Two detention basins are located immediately to the north of the distribution center, and a single basin is located at the northeast corner of the site. A design review is requested to increase finished grade to a maximum of 48 inches in the van queuing and loading areas immediately to the north and east of the building.

Landscaping

The plans depict an existing and proposed 5 foot wide attached sidewalk located adjacent to Sunset Road. A 15 foot wide landscape area is located behind the attached sidewalk, consisting of 24 inch box trees, shrubs and groundcover. A 5 foot wide attached sidewalk is located adjacent to Karms Park Court, and features a 14.5 foot wide landscape area consisting of a double row of 24 inch box trees, shrubs, and groundcover. A 5 foot wide detached sidewalk, located within a 20 foot wide landscape area, is located adjacent to Post Road. The landscape area features an intense buffer consisting of a double row of large, 24 inch box evergreen trees planted between the north parking lot and Post Road. In lieu of providing the required amount of landscape finger islands within the interior of the site, specifically within the north and northeast parking courts, the required trees have been distributed throughout the interior and perimeter of the project site. The development requires 208 trees within the interior parking lot and street landscape areas. The plans depict a total of 662 medium and large trees equitably distributed throughout the interior and perimeter of the project site. A second design review for alternative parking lot landscaping is required for the 2 proposed diamond planters located within the parking area, immediately to the southeast of the building.

Elevations

The existing building ranges in height from 32 feet to 38 feet, to the top of the parapet wall that screens the rooftop mounted equipment. The east elevation of the building will be modified to include 4 proposed dock-high, overhead roll-up doors and a 19 foot high metal roof deck/canopy that provides shade for the van loading areas. The metal roof deck/canopy extends 420 linear feet along the east elevation of the building, extending 55 feet from the building. The south elevation, oriented towards Sunset Road, features an aluminum storefront window system on the east half of the building. The west elevation features 15 existing dock-high roll-up doors. All 4 sides of the building are constructed with concrete tilt-up panels with varying contrasts of gray and white paint.

Floor Plans

The plans depict a distribution center consisting of 208,819 square feet, of which 14,750 square feet is allocated for accessory office space. The accessory office space consists of restroom facilities, breakroom, locker rooms, associate entry and screening area, janitor's closet, training room, and miscellaneous other rooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the M-D zoning would conform to the parcel's existing designation as a Business and Design/Research Park Planned Land Use per the Spring Valley Land Use Plan. Furthermore, existing industrial buildings abut the subject site both to the east and west. The proposed change does not establish an undesirable precedent and conforms to surrounding properties, which are zoned commercial and industrial (primarily M-D and C-2). The applicant desires to construct an attached sidewalk at the southeast portion of the site to match the existing 5 foot wide attached sidewalks to the east and west of the development, along Sunset Road.

Due to existing site topography and proposed grading to accommodate functional slopes at loading areas, it is necessary to increase grade more than 18 inches in certain site areas from existing grade. Grade is increased by a maximum of 48 inches in the north portion of the site within the van loading area and also 48 inches in the east portion of the site within the van loading area.

According to the applicant, 1 large canopy tree for every 6 parking stalls has been applied to the current site plan. However, the van parking areas do not meet this requirement and additional planting have been provided along Post Road, Karms Park Court, and Sunset Road to improve overall planting counts without sacrificing maneuverability and circulation for the tenant's "Sprinter" vans. Two 7 feet by 7 feet diamond-shaped landscape planters are used within the interior of the parking lot. All 4 adjacent parking stalls to the diamonds are 10 feet wide by 19 feet long. The diamonds are applied for additional screening of the van loading area and to meet the requirement for a landscaping finger or diamond planter every 6 stalls.

All new entry points from Post Road and Karms Park Court meet a minimum of 100 foot throat depth. Entries from Sunset Road, one of which is 8.5 feet (the most extreme reduction), are existing and will be reused as-is.

Parking lots that exceed the maximum 250 stalls are well landscaped and the parking lot areas are separated by multiple zones of lush landscaping with plantings well in excess of minimum requirements. The e-commerce company that will be utilizing this building has very specific "prototype" parking/circulation requirements, and we have revised the site plan to conform to Clark County Standards as much as possible. Parking counts are driven by the tenant's corporate parking and circulation requirements. The "100 space parking area" maximum cannot be achieved due to these requirements as well as physical site constraints. However, efforts have been made to provide proper screening with intense buffer to all perimeter landscaping to screen parking lots from public view. 24 inch box trees were used with 20 feet on-center spacing. Layered shrub planting in lieu of landscape walls applied at the perimeter to satisfy the screening requirement. The main loading dock for semi-trucks is located in the back of the building in the Northwest corner of the structure and is mostly screened from any public street and residential use. Van loading on the east façade of the building is visually blocked by the adjacent existing 4 buildings off of Karms Park Court. Additionally, the various parking fields along with the associated landscaping provide additional required screening.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-20-0321	Reclassified a 2.5 acre portion of the project site from R-E to M-D zoning for future industrial development	Approved by BCC	September 2020
ZC-0603-06	Reclassified a 5 acre portion of the project site from R-E to M-D zoning for future industrial development	Approved by BCC	July 2006
ZC-0023-03	Reclassified a 17.1 acre portion of the project site from R-E & M-D to M-D zoning for future industrial development; design review for existing warehouse building	Approved by BCC	February 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Place of worship & undeveloped
South	Business and Design/Research Park	C-2	Undeveloped
East	Business and Design/Research Park	M-D	Office/warehouse & warehouse buildings
West	Business and Design/Research Park	M-D	Distribution center

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

This is a request for a conforming zone change and staff finds the application is compatible with, and appropriate for, both the project site and the surrounding area. The parcel immediately to the west of the site is a distribution center with M-D zoning. The parcels immediately to the east of the project site, consisting of warehouse buildings, are also zoned M-D. The Business and Design/Research Park land use category applies to areas where professional and/or warehouse office developments are designed to assure minimal impact on the surrounding areas and land uses. Staff finds that the request should have minimal to no impact on the surrounding area and land uses; therefore, recommends approval.

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

Industrial Policy 102 of the Comprehensive Master Plan states loading areas with roll-up, overhead doors, service areas, and areas intended for large semi-truck parking should be screened from streets, residential, and other adjacent uses. Staff finds the 14.5 foot wide landscape area, including the double row of trees, will adequately screen the overhead roll-up doors located on the east side of the building from Karms Park Court. Karms Park Court, which terminates in a cul-de-sac, primarily serves as a thoroughfare for access to several office/warehouse buildings immediately adjacent to the project site. Allowing the loading docks to face Karms Park Court will have minimal to no impact on the surrounding land uses; therefore, staff can support this request.

Waiver of Development Standards #3

Staff does not object to the proposed attached sidewalk along Sunset Road, located at the southeast corner of the project site. The 5 foot wide attached sidewalk matches the existing attached sidewalks to the east and west of the project site. Furthermore, the existing building was constructed with a 5 foot wide attached sidewalk along Sunset Road. A 15 foot wide landscape area, with a double row of 24 inch box trees will be planted within the landscape area behind the attached sidewalk; therefore, staff recommends approval of this request.

Design Reviews #1 and #2

The intent of the CMA Design Overlay District is to encourage and promote a high quality level of development that produces a stable environment in harmony with existing and future development and protects the use and enjoyment of neighboring properties. Staff finds the design of the existing building complies with the intent and requirements of the CMA Design Overlay District. The distribution center complies with Urban Specific Policy 19 of the Comprehensive Master Plan which encourages breaking-up the mass of the building through height variations. Urban Specific Policy 7 encourages land uses that are complementary and are of similar scale and intensity. Staff finds the distribution center is compatible with, and complementary to, the industrial buildings located to the east and west of the project site. The addition of the overhead, roll-up doors along the east side of the building are appropriately screened from the public right-of-way and adjacent developments. Parking lot landscaping, consisting of 24 inch box trees, is equitably distributed throughout the interior of the project site; therefore, staff can support these requests.

Waiver of Development Standards #2 and Design Review #3

Staff finds the proposed alternative parking lot landscaping, including the distribution of the trees and landscape finger islands, is appropriate for the project site and complies with Business and Research Park Policy 96 that encourages screened parking areas and extensive landscaping. The distribution center requires 208 trees for the street landscape and interior parking lot areas. The site has been designed to include an additional 454 trees (662 trees overall) that will be distributed throughout the interior of the development. Staff finds the proposed landscaping will reduce the “heat island” effect, and improve the aesthetics of the project site and the surrounding area. The parking lot area north of the distribution center, and immediately south of Post Road,

consists of 290 van parking spaces. However, 33 twenty-four inch box trees, in addition to two, 8 foot wide and two, 6 foot wide pedestrian walkways have been provided within the interior of this parking area. Staff finds the multiple pedestrian walkways, and the interior parking lot trees, provide appropriate mitigation to the requested waiver of development standards; therefore, staff recommends approval of these requests.

Public Works - Development Review

Waiver of Development Standards #4

Staff has no objection to the reduction in the throat depth for the Sunset Road commercial driveways. Both of the commercial driveways exist as previously approved.

Design Review #4

This design review represents the maximum grade difference along 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

- 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 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 and application for review; 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 waivers of development standards and design reviews must commence within 2 years of the 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;
- Full off-site improvements;

- Right-of-way dedication to include 60 feet for Sunset Road, 20 feet for Karms Park Court, and associated spandrel.
- 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.

Building Department - Fire Prevention

- 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; to contact the Building Department at (702) 455-3000 regarding a potential change in occupancy classification; and that any changes in occupancy classification may have impacts on both the site plan and construction.

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: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: PROJECT MINT REHAB, LLC

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