

DISTRIBUTION CENTER
(TITLE 30)

UPDATE
ARVILLE ST/SLOAN RD
(SOUTH COUNTY)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-21-0633-GK ACQUISITIONS, LLC & GKT ACQUISITIONS, LLC:

HOLDOVER ZONE CHANGE to reclassify 5.0 acres from an R-U (Rural Open Land) to an M-D (Designed Manufacturing) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow an attached sidewalk; and 2) reduced throat depth.

DESIGN REVIEWS for the following: 1) alternative landscaping; 2) a distribution center; and 3) finished grade.

Generally located on the east side of Arville Street, 787 feet south of Sloan Road (alignment) (description on file). JJ/jor/jo (For possible action)

RELATED INFORMATION:

APN:

191-19-701-004

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow an attached sidewalk where a detached sidewalk along Arville Street is required per Section 30.64.030(1)(3).
2. Reduce a commercial driveway throat depth to 6 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 76% decrease).

DESIGN REVIEWS:

1. Alternative parking lot landscaping where landscaping per Figure 30.64-14 is required.
2. A distribution center.
3. Increase finished grade to 78 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 333% increase).

LAND USE PLAN:

SOUTH COUNTY - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Project Type: Distribution center

- Number of Stories: 1
- Building Height (feet): 39
- Square Feet: 85,773
- Parking Required/Provided: 86/86

Site Plan & Request

The site plan displays a proposed distribution building centrally located on the parcel with the front of the building facing west. The proposed building is set back 10 feet, 6 inches from the north property line, 87 feet from the south property line, 71 feet, 6 inches from the east property line, and 86 feet from the west property line. Access to the development is provided via 2 driveways located along the west property line adjacent to Arville Street. The applicant is providing 86 parking spaces where 86 parking spaces are required. Parking is located on the western portion of the parcel, along the east property line, and on the southwest corner of the site. The plans also show a proposed sliding access gate on the southwest corner of the building and is set back 136 feet east of the driveway on the southwest corner of the parcel. Loading docks are located along the south facing elevation of the proposed distribution building and are screened from view from the right-of-way to the west. The applicant is also proposing cross access for future developments to the north and south. An 8 foot high chain-link fence with a screen mesh will be installed on the majority of north and south property lines, and along the east property line.

The applicant is requesting a conforming zone change from R-U zoning to M-D zoning for a proposed distribution building. Waivers of the development standard requests include a reduction in driveway throat depth dimension and allow an attached sidewalk along Arville Street (west property line). Lastly, the applicant is also requesting the following design reviews: alternative parking lot landscaping where landscaping per Figure 30.64-14 is required, increase finished grade to 78 inches where a maximum of 18 inches per Title 30 at the center of the site, and the overall design of a proposed distribution center.

Landscaping

The landscape plan depicts an attached sidewalk with a 10 foot wide landscape strip along the west property line (Arville Street). Large trees are spaced every 40 feet with a variety of shrubs and groundcover. The applicant is also proposing landscape finger islands as required per Figure 30.64-14 within the parking spaces east and west of the distribution building. Landscape finger islands are also located on the southwest corner of the site. Landscape finger islands are implemented after every 6 parking spaces throughout the site except for the parking spaces located east of the access gate. The plans show 8 parking spaces in between the landscape finger islands, where 6 parking spaces is the maximum. However, the applicant is proposing a sufficient amount of landscaping for the proposed development; therefore, a design review for alternative landscaping is warranted. Lastly, the applicant is also proposing large trees spaced every 40 feet along the north property line.

Elevations

The elevation plan shows a proposed distribution building with an overall height of 39 feet. The exterior walls will consist of concrete tilt-up panels with a parapet style roof. The south facing elevation depicts aluminum door and window systems and roll-up doors for the loading docks.

The east facing elevation also features hollow metal doors and roll-up doors. The west facing elevation depicts aluminum window systems and the main entry doors. The north facing elevation depicts hollow metal doors and faux windows.

Floor Plan

The floor plan depicts a proposed distribution building with an overall area of 85,773 square feet. The main entrance is on the southwest corner of the building and leads to a potential office area for future tenants. The fire pump room is located on the southern portion of the building adjacent to the proposed loading dock area.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the applicant, the conforming zone change is appropriate for the site since reclassifying the site from R-U to M-D zoning is in accordance with the South County Land Use plan. Reducing the throat depth was due to designing the site to allow for future cross access to the north and the south. Reducing the throat depth will not negatively impact Arville Street since traffic volumes are non-existent at this time and are expected to be low when the area is developed. Allowing an attached sidewalk along the west property line is also an appropriate request since it will match the industrial development off-site improvements to the west, and a 10 foot wide landscape planter was shown on the landscape plan. Large 24 inch box trees are provided throughout the site to help compensate for the landscape finger islands on the east and west sides of the 8 parking spaces east of the access gate. The applicant is also requesting an increase in finished grade up to a maximum of 78 inches since additional fill is required at the center of the site where the building is located and proper drainage can be accommodated.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-21-0367	Vacated and abandoned patent easements	Approved by PC	October 2021

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & South	Business and Design/Research Park	R-U	Undeveloped BLM parcel
West	Industrial	M-1	Office/warehouse with outside storage facility

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

The applicant is requesting a conforming zone change from R-E zoning to M-D zoning and the current Planned Land Use is Business and Design/Research Park. The proposed use (distribution center) supports Goal 101 of the Comprehensive Planning Land Use Plan which states that industrial developments are complementary with abutting uses through site planning and building design on the perimeter and appropriate buffers, setbacks, landscaping, building height and materials, lighting, signage, on-site circulation, and adjoining land uses and densities should be considered and integrated into industrial developments. Staff finds that since M-1 zoning is located to the west, and M-D zoning is located to the south, reclassifying this parcel is harmonious to the surrounding parcels and is an appropriate request.

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

The applicant is requesting to allow an attached sidewalk where a detached sidewalk along Arville Street (west property line) is required per Section 30.64.030(1)(3). Staff does not object to this request since an attached sidewalk will mimic the existing attached sidewalk that is across the street to the west adjacent to an existing industrial development. The request is appropriate for the site and should not negatively impact the surrounding development. Staff supports this request.

Design Review #1

Alternative landscaping is requested for the site only because there is a strip of parking spaces on the east side of the access gate (southwest corner of the site) which has 8 parking spaces in between 2 landscape finger islands. Per Title 30, the maximum amount of parking spaces between landscape finger islands is 6, unless an 8 foot wide landscape strip is provided. The landscape plan shows that over 40 large trees (24 inch box) and coordinating shrubs are provided throughout the site, and since adequate landscaping is provided staff can support the design review for alternative landscaping.

Design Review #2

The submitted plans depict a design that is consistent with industrial developments and also supports Goal 102 of the Comprehensive Planning Land Use Plan which 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 design to be appropriate for the proposed use. However, Public Works staff does not support the waiver of development standards to reduce the throat depth. Since the site will need to be redesigned if the waiver is not approved, staff cannot support the design review.

Public Works - Development Review

Waiver Development Standards #2

Staff has concerns with the reduction in the throat depth distance for the Arville Street commercial driveways. Drivers trying to enter the site will face immediate conflicts with trucks waiting for the sliding gates to open so they can access the dock area and vehicles trying to exit the parking stalls causing stacking in the right-of-way which may lead to collisions. Therefore, staff cannot support this request.

Design Review #3

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 the zone change, waiver of development standards #1, design reviews #1 and #3; denial of waiver of development standards #2 and design review #2.

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

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 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 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;
- Full off-site improvements;
- Right-of-way dedication to include 40 feet for Arville Street;
- Provide paved legal access;

- Applicant shall coordinate with Public Works - Development Review to apply for a Bureau of Land Management (BLM) right-of-way grant to provide access to the parcels.

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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that there are no public sanitary sewer facilities available in the vicinity of the parcel and none are planned within the next 5 years.

TAB/CAC:

APPROVALS: 8 cards

PROTESTS:

COUNTY COMMISSION ACTION: December 22, 2021 – HELD – To 01/05/22 – per the applicant.

APPLICANT: PETERSEN MANAGEMENT, LLC

CONTACT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC, 5052 S. JONES BLVD., SUITE 110, LAS VEGAS, NV 89118