

DISTRIBUTION CENTER
(TITLE 30)

LAMB BLVD/CARTIER AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0515-CPT 2644 N. LAMB BLVD., LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; **2)** allow access to a local street; and **3)** allow modified driveway design standards.

DESIGN REVIEWS for the following: **1)** distribution center; and **2)** finished grade on 18.4 acres in an M-D (Designed Manufacturing) (AE-70) Zone.

Generally located on the east side of Lamb Boulevard and the north side of Cartier Avenue within Sunrise Manor. MK/md/syp (For possible action)

RELATED INFORMATION:

APN:

140-17-301-003; 140-17-301-004; 140-17-302-004

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height up to 55 feet where a maximum height of 50 feet is permitted per Table 30.40-5 (a 10% increase).
2.
 - a. Allow access to a local street (Cartier Avenue) where access to a local street is not permitted per Table 30.56-2.
 - b. Allow access to a local street (Abels Lane) where access to a local street is not permitted per Table 30.56-2.
3.
 - a. Reduce throat depth to zero feet for a driveway along Lamb Boulevard where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 (a 100% reduction).
 - b. Reduce throat depth to 20 feet for a driveway along Abels Lane where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 (a 73.3% reduction).
 - c. Reduce throat depth to 12 feet for driveways along Cartier Avenue where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 (an 84% reduction).

DESIGN REVIEWS:

1. Distribution center.
2. Increase finished grade to 120 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 233.3% increase).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 2644 N. Lamb Boulevard & 4370 to 4390 E. Cartier Avenue
- Site Acreage: 18.4
- Project Type: Distribution center
- Number of Stories: 1
- Building Height (feet): 55
- Square Feet: 368,270
- Parking Required/Provided: 185/237

Site Plans

The plans depict a proposed development consisting of a 1 story distribution center located on a 18.4 acre site. The distribution center has been designed with the following setbacks: 1) 67 feet from the west property line along Lamb Boulevard; 2) 74 feet from the south property line along Cartier Avenue; 3) 71 feet from the east property line along Abels Lane; and 4) 180 feet from the west property line adjacent to the existing warehouse development. The distribution center requires 185 parking spaces where 237 parking spaces are provided. Parking for the building is located along the north, south, and east sides of the building. Fifty-eight dock high loading doors are located on the north side of the building, facing towards the warehouse developments to the north. The dock high loading doors are not visible from the public right-of-way. To the north of the loading/unloading area are 89 spaces designated for the storage of trailers. The storage area for the trailers is set back between 67 feet to 74 feet from Lamb Boulevard and Abels Lane, secured by an 8 foot high metal fence, and will be screened from the right-of-way by interior and street landscaping. Access to the project site is granted via single commercial driveways along Lamb Boulevard and Abels Lane, and 2 commercial driveways along Cartier Avenue. Waivers of developments are required to reduce the throat depth for the driveways along Lamb Boulevard, Cartier Avenue, and Abels Lane. Five foot wide detached sidewalks are provided along Lamb Boulevard, Cartier Avenue, and Abels Lane. A design review to increase finished grade is also part of this request. The largest increase to finished grade, up to 10 feet, occurs within the central portion of the project site.

Landscaping

The plans depict a 15 foot wide street landscape area, including a 5 foot wide detached sidewalk, along Lamb Boulevard, Cartier Avenue, and Abels Lane. The street landscape area consists of trees, shrubs, and groundcover. Parking lot landscaping is equitably distributed throughout the site.

Elevations

The plans depict a proposed distribution center measuring up to 55 feet in height to the top of the parapet wall, necessitating a waiver of development standards. The majority of the building measures between 43 feet to 50 feet in height, with a varying roofline. The increase in building height is located along the west elevation of the building, orientated towards Lamb Boulevard with adjacent industrial development to the west, and a small portion of the north elevation that faces towards existing warehouse buildings to the north. The plans depict 58 dock high loading doors, located along the north side of the building, orientated towards the existing warehouses

immediately north of the project site. The exterior of the distribution center will be designed with concrete tilt-up panels that will be painted with varying shades of gray. All rooftop mounted equipment will be screened from public view and the right-of-way by parapet walls.

Floor Plans

The plans depict an open floor consisting of 368,270 square feet that will be utilized as a distribution center. Accessory office space, consisting of 10,000 square feet, is included within the overall floor area of the building.

Signage

Signage is not a part of this request.

Applicant's Justification

At the Lamb Boulevard driveway the applicant requests a throat depth waiver for zero feet where 75 feet is required. To mitigate this request, the applicant is providing a drive aisle of 95 feet and 4 inches to the eastern interior of the site, and a 75 foot and 2 inch drive aisle to the south before any potential conflicts arise. At the Abels Lane driveway, the applicant requests a throat depth waiver for 20 feet where 75 feet is required. However, the applicant is providing a 109 foot and 3 inch drive aisle to the western interior of the site, and a 64 foot and 2 inch drive aisle to the south before any potential conflicts arise. Importantly, the Lamb Boulevard driveway and Abels Lane driveway do have a drive aisle opening within the 75 foot throat depth requirement.

Additionally, semi-trucks will not be turning right off of Lamb Boulevard or left off of Abels Lane to park within the parking lot; therefore, the 75 foot throat depth intent is being met. These 2 driveways (Lamb Boulevard and Abels Lane) are the only driveways that will be used by semi-trucks. For the remaining easterly and westerly Cartier Avenue driveways, the applicant requests throat depth waivers for 12 feet where 75 feet is required. The applicant is providing additional queuing areas of 53 feet (west) and 63 feet (east) to meet the intent for queuing. The Cartier Avenue driveways will not be used for semi-truck access. The applicant is also requesting a waiver to allow for access from Cartier Avenue and Abels Lane. Cartier Avenue and Abels Lane are designated as local streets. The requested waivers will not impact the on-site circulation as the site is designed with long drive aisles to allow for adequate movement to and from the loading docks as well as providing enough room for on-site stacking to avoid back-up onto the rights-of-way. A waiver of development standards is requested to allow portions of the building-up to 55 feet in height. The entirety of the building is not 55 feet in height.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0342-07 (ET-0130-09)	First extension of time to vacate a portion of right-of-way being Lamb Boulevard - expired	Approved by PC	July 2009
DR-0325-07 (ET-0109-09)	First extension of time to commence an office/warehouse complex - expired	Approved by PC	June 2009

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0035-09	1 lot industrial subdivision - expired	Approved by PC	May 2009
VS-0342-07	Vacated a portion of right-of-way being Lamb Boulevard - expired	Approved by PC	May 2007
DR-0325-07	Office/warehouse complex - expired	Approved by PC	May 2007
TM-0061-07	1 lot industrial subdivision - expired	Approved by PC	April 2007
UC-0275-03	Commercial complex - expired	Approved by PC	March 2003
VS-1131-97	Vacated and abandoned a portion of right-of-way being Pariva Street - recorded	Approved by BCC	August 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Business Employment	M-D	Warehouse
South	Business Employment	M-D	Undeveloped
East	Business Employment	M-1	Industrial buildings

Related Applications

Application Number	Request
TM-23-500108	A tentative map for a 1 lot industrial subdivision is a companion item on this agenda.
VS-23-0516	A vacation and abandonment for rights-of-way being Lamb Boulevard, Cartier Avenue, and Abels Lane 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 #1

Staff has no objection to the increase in building height as the additional 5 feet is utilized to create a parapet wall with varying rooflines that screen rooftop mounted equipment. Furthermore, the increase in building height is located along the west elevation of the building, orientated towards Lamb Boulevard with adjacent industrial development to the west, and a small portion of the north elevation that faces towards existing warehouse buildings to the north. The increased wall height should have minimal to no impact on the surrounding properties; therefore, staff recommends approval.

Waiver of Development Standards #2

Staff has no objection to permitting access to the local streets Abels Lane and Cartier Avenue. The portion of Cartier Avenue, located between Lamb Boulevard and Abels Lane, will serve the proposed distribution center and the future development of the M-D zoned parcels to the south of the project site. The portion of Abels Lane, located between Cartier Avenue and Alto Avenue, will serve the proposed distribution center, the warehouse developments to the north, and the industrial buildings to the east. These specific portions of Cartier Avenue and Abels Lane do not serve any single family residential developments; therefore, access to the local streets should have minimal to no impact on the surrounding land uses and properties. Furthermore, access to the local streets provides better on-site circulation for the distribution center, in addition to providing secondary points of access for emergency personnel. Therefore, staff recommends approval of this request.

Design Review #1

The intent of the M-D zoning district is to provide an area suitable for the development of light manufacturing establishments with limited outside uses and to prohibit the development of incompatible uses. Furthermore, the Business Employment land use designation encourages primary land uses of office, distribution centers, warehouse/flex space, technology, and light-industrial uses. The design of the proposed distribution center and warehouse building complies with the intent and requirements of the Development Code and Master Plan. Staff finds that the buildings comply with the Master Plan which encourages breaking-up the mass of the buildings through height variations. Furthermore, the Master Plan encourages land uses that are complementary and are of similar scale and intensity. Staff finds that the proposed distribution center is compatible and complimentary to the warehouses to the north and west, and the industrial buildings to the east; therefore, recommends approval.

Public Works - Development Review

Waiver of Development Standards #3

Staff has no objection to the reduction in throat depth for each of the commercial driveways. The applicant worked with staff to provided additional landscape buffers before encountering the first parking space. The buffers 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

- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- 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 has adopted a rewrite to Title 30 effective January 1, 2024, 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;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas on Lamb Boulevard, in accordance with RTC standards.
- 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.

Fire Prevention Bureau

- 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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0291-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTESTS:

APPLICANT: CPT 2644 N. LAMB BOULEVARD

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