

PARKING LOT  
(TITLE 30)

SUNSET RD/SURREY ST

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-21-0519-DPIF2 NV 7 SUNSET ROAD, LLC:**

**ZONE CHANGE** to reclassify 0.6 acres from an R-E (Rural Estates Residential) (AE-65) Zone to an M-D (Designed Manufacturing) (AE-65) Zone.

**DESIGN REVIEW** for the expansion of a parking lot in conjunction with a distribution center on a portion of 9.6 acres.

Generally located on the south side of Sunset Road and the west side of Surrey Street within Paradise (description on file). JG/sd/jd (For possible action)

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**RELATED INFORMATION:**

**APN:**

177-02-501-021; 177-02-501-038

**LAND USE PLAN:**

WINCHESTER/PARADISE - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 6639 Surrey Street & 6550 Bruce Street
- Site Acreage: 9.6
- Project Type: Parking lot expansion
- Number of Stories: 1
- Building Height (feet): 43
- Square Feet: 151,200 (distribution center)
- Parking Required/Provided: 371/115

**Site Plans**

The plans depict an approved 151,200 square foot distribution center consisting of a single building located in the central portion of the site. The site is bounded by public right-of-way on the north, east, and west sides of the property. Access to the site is provided from Sunset Road, Surrey Street, and Bruce Street. The loading and service areas are located on the east side of the building. Parking for the facility is located along the west, south, and north perimeters of the parcel. The service area that contains overhead doors and loading docks are screened from public view by a 6 foot high masonry wall. The current request is to rezone a vacant property currently

zoned R-E to an M-D zone, which would allow for an expansion of a parking lot associated with the distribution center. Cross access is provided between the 2 parcels in order to allow employee parking.

### Landscaping

The street landscaping consists of a 23 foot wide landscape area behind an existing attached sidewalk along Sunset Road, and a minimum 27 foot wide landscape area behind an attached sidewalk along Bruce Street. Along Surrey Street, a 22 foot wide landscape area with a double row of trees is shown along street frontage since this project is across the street from a multiple family apartment complex. Additionally, the project provides a 6 foot high masonry wall along a portion of this street frontage. Interior to the site, landscaping is distributed throughout the parking lot and around portions of the building footprints. The landscape materials include large trees, shrubs, and groundcover.

### Elevations

The building will be 43 feet high and constructed of concrete tilt-up panels with glass store fronts, and vertical/horizontal reveal lines, and color changes. The height of the building varies slightly from 35 feet to 43 feet and has been designed to break-up the roofline and enhance the overall look of the building. The loading dock area will be located on the east side of the building and screened from public view by a wall and intense landscaping.

### Floor Plans

The plans depict an open floor plan for warehouse storage and processing of goods in open bays.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant states the original application for a distribution center was heard and approved at an earlier date. The applicant had acquired the adjacent parcel, 177-02-501-021 and is rezoning the parcel so they can construct an expanded parking lot. The applicant indicates this site has been designed to be compatible with the surrounding area as well as most of the objectives of Title 30 and the Comprehensive Master Plan.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-19-0542	Reclassified R-E and M-1 to M-D zoning, waivers for permit encroachment into airspace and modified driveway design, design review for a distribution center, and increased finished grade	Approved by BCC	September 2019
ZC-321-88	Reclassified a portion of this site to M-1 zoning for an office/warehouse building with outside storage of vehicles and equipment	Approved by BCC	December 1988

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Public Facilities	P-F	McCarran Airport
South	Business and Design/Research Park	R-E & M-D	Undeveloped, & converted residence into a transportation service facility
East	Business and Design/Research Park	C-2 & R-4	Undeveloped, hotel, & multiple family apartment complex
West	Business and Design/Research Park	M-D	Office/warehouse

### **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Current Planning**

##### Zone Change & Design Review

The zone change that is part of this application is on APN: 177-02-501-021, which the applicant is requesting a zone change from R-E to an M-D zone to be used for parking in conjunction with the main parcel and will allow for additional parking for the distribution center. The project complies with Urban Land Use Policy 99 of the Comprehensive Master Plan which promotes ensuring that Business and Design/Research Park developments are complementary with abutting uses through site planning and building design. The proposed adjacent parking lot to be associated with the approved distribution center will incorporate the requisite landscape and design standards that currently exists. Cross access is shown with the main parcel where the distribution center will be constructed. Therefore, staff can support these requests.

#### **Department of Aviation**

The development will penetrate the 100:1 notification airspace surface for McCarran International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.48.120 of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

The property lies within the AE-70 (70-75 DNL) and the AE-65 (65-70 DNL) noise contours for McCarran International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade McCarran International Airport facilities to meet future air traffic demand.

#### **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; 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 design review must commence within 2 years of this approval date or it will expire.

### **Public Works - Development Review**

- Drainage study and compliance.

### **Department of Aviation**

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation;
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

**Southern Nevada Health District (SNHD) - Septic**

- Applicant is advised that there is an active septic permit on APN 177-02-501-038; to connect to municipal sewer and abandon or remove the septic system in accordance with Section 17 of the SNHD *Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management*; and to submit documentation to SNHD showing that the system has been properly abandoned or removed.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; you may find instruction for submitting a Point of Connection (POC) request on the CCWRD's website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

**TAB/CAC:** Paradise - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** TREASEA WOLF

**CONTACT:** TREASEA WOLF, KIMLEY-HORN, 6671 LAS VEGAS BLVD., SOUTH, SUITE 320, LAS VEGAS, NV 89119