

DISTRIBUTION CENTER
(TITLE 30)

ARVILLE ST/SLOAN RD
(SOUTH COUNTY)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-23-400143 (ZC-21-0633)-SLOAN ARVILLE, LLC:

WAIVER OF CONDITIONS of a zone change requiring to construct per revised plans in conjunction with a proposed distribution center on 5.0 acres in an M-D (Designed Manufacturing) Zone.

Generally located on the east side of Arville Street, 787 feet south of Sloan Road (alignment) within South County. JJ/bb/syp (For possible action)

RELATED INFORMATION:

APN:

191-19-701-004

LAND USE PLAN:

SOUTH COUNTY (SLOAN) - BUSINESS EMPLOYMENT

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

The plan displays a proposed distribution building centrally located on the parcel with the front of the building facing west. The proposed building was approved with a setback 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. DR-23-0530 is proposed as a companion item to this request and would mirror the previously approved site plan. The new plan would have the drive aisle on the north and a 10 foot setback to the south 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 now on the northwest corner of the site. The plans also show a proposed sliding access gate now located on the northwest corner of the building and is set back 136 feet east of the driveway. Loading docks are located along the north 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.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-21-0633:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Per revised plans;
- 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.

Applicant's Justification

The applicant has submitted a design review application DR-23-0530 as a companion item to this waiver of conditions request to construct the same site and building design as a mirrored image on the property. This would have the drive aisle built on the north side of the property with all other site plan design mirrored when compared to the site plan approved by ZC-21-0633. The site plan was determined to be compatible with the surrounding area when approved in January 2022. All other conditions imposed by the approval of ZC-21-0633 will be adhered to during the development of this site.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|--|-----------------|--------------|
| ZC-21-0633 | Reclassified the site from R-U to M-D zoning for a distribution center | Approved by BCC | January 2022 |
| 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 Employment | R-U | Undeveloped |
| West | Industrial | M-1 | Office/warehouse with outside storage facility |

Related Applications

| Application Number | Request |
|---------------------------|--|
| DR-23-0530 | A design review for a revised site plan (mirrored) 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

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

The proposed design is a mirror image of the design approved by ZC-21-0633 and will not be detrimental to the surrounding area. The proposed new design will better match the development

immediately north of this property and will include the same cross access through a north to south interior drive aisle. Staff recommends approval of this request.

Staff Recommendation

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition will no longer fulfill its intended purpose.

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:

Public Works - Development Review

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC

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