

06/21/23 BCC AGENDA SHEET

DISTRIBUTION CENTER  
(TITLE 30)

NELLIS BLVD/CARTIER AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-23-0249-DPIF 3 NV 15 NELLIS CARTIER, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** cross access; and **2)** modified driveway design standards.

**DESIGN REVIEWS** for the following: **1)** a proposed distribution center; **2)** alternative parking lot landscaping; and **3)** finished grade on 17.4 acres in an M-D (Designed Manufacturing) (AE-70 & APZ-2) Zone.

Generally located on the west side of Nellis Boulevard and the south side of Cartier Avenue within Sunrise Manor. MK/rk/syp (For possible action)

---

RELATED INFORMATION:

**APN:**

140-17-810-011

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Waive cross access where required per Table 30.56-2.
2. Reduce throat depth for the driveways along Lamont Street and Cartier Avenue to a minimum of 17 feet where 75 feet is the standard per Uniform Standard Drawing 222.1 (a 77% reduction).

**DESIGN REVIEWS:**

1. A distribution center.
2. Alternative parking lot landscaping where required per Figure 30.64-14.
3. Increase finished grade to 43 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 19% increase).

**LAND USE PLAN:**

SUNRISE MANOR - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 17.4
- Project Type: Distribution center
- Number of Stories: 1

- Building Height (feet): Up to 48
- Square Feet: 327,844
- Parking Required/Provided: 164/194

#### Site Plans

The plans depict a proposed 327,844 square foot distribution center consisting of a single building located in the central portion of the site. The site is bounded by public rights-of-way on the north, east, and west sides of the development. Access to the site is provided by 2 driveways on Cartier Avenue and Lamont Street. Parking for the facility is located along the north, east, and west perimeters of the parcel. The building is set back 87 feet from Cartier Avenue and Lamont Street, 97 feet from Nellis Boulevard, and 182 feet from the south property line. Loading areas are located on the south side of the building with trash receptacles inside the building. The service area that contains overhead doors and loading docks is screened from public view by the building itself. A total of 194 parking spaces are provided where 164 parking spaces are required. No direct across access is proposed with the adjacent developments to the south since the adjacent site are built-out with existing drive aisles, curbs, and no future cross access points.

#### Landscaping

The street landscaping consists of an approximate 15 foot to 45 foot wide area behind existing attached sidewalks. Although not required, a landscape planter in varying widths is proposed along the south property line adjacent to an existing Lowe's home improvement center. Interior to the site, landscaping is distributed throughout the parking lot and around the front portions of the building footprint. Portions of perimeter screening consist of 8 foot high CMU wall.

#### Elevations

The building will be 48 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 44 feet to 48 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 south side of the building and screened from public view by the building itself and street landscaping.

#### Floor Plans

The plans depict a 327,844 square foot distribution/warehouse shell with 3 potential tenant lease spaces. The future offices are shown at the storefront entrance portion of the tenant spaces, facing north.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

The applicant indicates this site is surrounded by planned light industrial uses and has been designed to be compatible with the surrounding area as well as most of the objectives of Title 30 and the Master Plan. Ample landscaping is proposed around the perimeter of the development and the loading areas will exceed the 150 foot minimum separation requirement from a

residential use. Additionally, the building design and project layout are compatible with the existing and planned developments in the area.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-23-0177	Public utility transmission line	Approved by BCC	May 2023
UC-20-0241	Retail sale of auto parts and storage of hazardous materials	Approved by BCC	August 2020
UC-0895-06	Shopping center and convenience store	Denied by BCC	October 2006
DR-1631-05	Large scale retail business	Approved by BCC	December 2005
UC-0928-05	Hardware store	Approved by BCC	September 2005
UC-1419-95	Overhead transmission line	Approved by PC	September 1995
AC-0094-87	Shopping center with mini-warehouse units, office, and a convenience store and gasoline station - expired	Approved by PC	June 1987
AC-0020-87	Shopping center with convenience store and gasoline station - expired	Approved by PC	March 1987
ZC-0135-85	Reclassified the site from M-D to M-1 zoning to allow for a commercial/industrial complex with a bank, shopping center, convenience store, vehicle maintenance facility, gasoline station, mini-warehouse facility with outdoor storage - expired	Approved by BCC	July 1985

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Business Employment	M-1 & M-D	Office/warehouse & outside storage
South	Business Employment	M-D	Lowe's, gasoline station, & retail
East	Business Employment	M-1	Warehouse & outside storage
West	Business Employment	M-1 & M-D	Warehouse & outside storage

### **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 can support the applicant's request to not be required to provide cross access to the adjacent properties to the south. Even though the properties are zoned M-D, the adjacent use is a home improvement retail store which is a very different commercial use relative to a distribution center. According to the applicant, the subject property owner along with the adjoining property owners, amended the easements, covenants, conditions and restrictions in 2022 by removing cross access rights between the adjoining parcels and this distribution center project site; therefore, staff can support this request.

#### Design Reviews #1 & #2

The design of the distribution center is consistent with the standards of approval for a design review. The site layout and buildings create an orderly and aesthetically pleasing environment that is compatible with the area. This project provides ample perimeter landscaping along all public street frontages. Along portions of the site near the buildings, there are no parking lot landscape fingers shown on the plans. The elimination of the trees within the landscape fingers will alternatively be provided on other portions of the project. Therefore, since the plant material will be distributed throughout the site, staff can support this alternative parking lot design.

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

##### Waiver of Development Standards #2

Staff has no objection to the reduction in throat depth for driveways on Lamont Street and Cartier Avenue. Although the throat depth at each driveway does not comply with the minimum standard, the applicant worked with staff to remove parking spaces, which provides more room for vehicles to safely exit the right-of-way to gain access to the site.

##### 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.

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 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 this application must commence within 2 years of approval date or it will expire.

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

- Drainage study and compliance;
- Traffic study and compliance.

### **Fire Prevention Bureau**

- No comment.

### **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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0193-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** DPIF 3 NV 15 NELLIS CARTIER, LLC

**CONTACT:** DON BURNETTE, 12125 LOS ARROYOS CT., LAS VEGAS, NV 89138