

05/08/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-24-0038-SK INC PROFIT SHARING PLAN & TRUST & KRYGARD, LLC:

DESIGN REVIEW for an office/warehouse and distribution complex on 6.5 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-70) Overlay.

Generally located on the south side of Las Vegas Boulevard North and the west side of Nellis Boulevard within Sunrise Manor. MK/hw/ng (For possible action)

RELATED INFORMATION:

APN:

140-05-803-017

PROPOSED LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 6.5
- Project Type: Office/warehouse and distribution complex
- Number of Stories: 2
- Building Height (feet): 45
- Square Feet: 96,260 (total)/29,120 (Building A)/48,420 (Building B)/18,720 (Building C)
- Parking Required/Provided: 96/121

Site Plan

The plan depicts a proposed 96,260 square foot office/warehouse and distribution complex located to the west of Nellis Boulevard and the southeast of Las Vegas Boulevard North. The proposed complex will consist of 3 buildings located in the northern, eastern, and southern portions of the site. Building A is 29,120 square feet, rectangular in shape and is located along Nellis Boulevard in the eastern portion of the site. The building is set back 63 feet from Nellis Boulevard, 82 feet from the northern property line, and 73 feet from Building B. Building B is 48,420 square feet, also rectangular in shape, and located in the northern portion of the property along Las Vegas Boulevard North. The building is set back 20 feet from Las Vegas Boulevard North, 89 feet from the western property line, and 24 feet from Building C. Building C is 18,720 square feet, rectangular in shape, and located in the southern portion of the property. The building is set back 92 feet from the western property line and 20 feet from the southern property line. There are no residential properties adjacent to the site, as the subject site and the multiple family residential development to the south are separated by a 10 foot wide right-of-way strip.

As a result, residential adjacency regulations do not apply. The site is accessed by 2 new commercial driveways and 1 existing driveway. The 2 proposed driveways are 34 feet to 38 feet wide and are located along Las Vegas Boulevard North. The existing driveway is 32 feet wide and is located in the southeastern corner of the site along Nellis Boulevard. Drive aisles connect these driveways to the buildings with drive aisles ranging in size from 24 feet to 65 feet wide and surrounding Building A and Building B with a dead-end driveway along the western side of Building C. Parking is provided along the western property line and along the sides of the 3 buildings. A total of 96 parking spaces are required for the site with 121 parking spaces provided, where a maximum of 121 parking spaces is permitted based on the number of EV and ADA spaces provided. A total of 5 EV parking spaces will be installed with an additional 8 parking spaces being EV capable with 5 ADA accessible spaces provided. All loading areas are provided mainly within Buildings A and B and are screened from the rights-of-way by landscaping and other buildings.

Landscaping

The plans show that street, perimeter, and parking lot landscaping has been provided. The plans show that along Las Vegas Boulevard North 2 staggered rows of Mulga (*Acacia Aneura*) and Thornless Honey Mesquite (*Prosopis Glandulosa Maverick*) trees with trees spaced every 30 feet on center in each row. Along Nellis Boulevard, Mulga trees are provided every 20 feet in a single row due to sight visibility zones. A design review for alternative landscaping is required due to the use of medium sized trees in lieu of large trees along Nellis Boulevard, due to overhead utility lines. Within the parking lot, Shoestring Acacia (*Acacia Stenophylla*) and Thornless Honey Mesquite trees are provided within 9 foot wide finger islands every 6 spaces. When trees and finger islands are provided every 12 spaces, an 8 plus foot wide landscaping strip is also provided. Along the western, southern, southeastern, northern, and northeastern property lines, a 15 foot to 20 foot wide landscaping buffer has been provided. These landscaping buffers generally contain Mulga and Thornless Honey Mesquite trees placed in 2 staggered rows with trees spaced approximately 20 feet on center within each row. The plans indicate that 142 trees are provided within buffering strips, 30 trees are provided within the parking lot, where 25 trees are required, and 29 trees are provided along the street where 24 trees are required.

Elevations

The plans show that the proposed buildings will be a maximum of 45 feet tall to the highest parapet with Building C being a maximum height of 35 feet. The exteriors of all 3 buildings will mostly be composed of painted concrete tilt-up panels on all 4 facades. The panels will be painted varying shades of white, silver, and gold with the colors varying between the upper and lower levels and between verticals panels to break-up the facades. The roof is generally flat with large roof pop-ups provided on the corners of the buildings. Additionally, red metal awnings are provided above all windows and most doors, particularly on the western and southern facades. Access to Buildings A and B is provided by 2 aluminum commercial window-door systems located on the northern and southern portions of the western façade. Additional access is provided by hollow metal doors on the central portions of the remaining facades. Commercial window strips highlight the office areas of each building. Six white painted metal roll-up doors are provided on the northern and eastern facades of Buildings A and B, respectively. Building C has access provided through 4 hollow metal doors located on the western and eastern facades with a single hollow door provided along the northern and southern facades. Four roll-up doors

are provided on the western portion of the building. The design of the exterior facades complies with the regulations of Section 30.04.05G.

Floor Plans

The plans provided depict Building A as a 29,120 square foot shell building with a 2,753 square foot office on the southwest corner of the building and another 2,543 square foot office in the southeast corner of the building. A 6 bay loading area is located in the northern portion of the building. The shell building is shown to be able to be split 2 to 10 ways. Building B is shown to be a 48,420 square foot building with a 4,825 square foot office space in the northwest corner of the building and a 3,268 square foot office space in the southwest corner of the building. A 6 bay loading area is located in the eastern portion of the building. The shell building is shown to be able to be split 2 to 15 ways. Building C is shown to be a 18,720 square foot building with a 4,535 square foot office space provided in the eastern portion of the building. Four loading areas are shown located in the western portion of the building. The shell building is shown to be able to be split 2 to 8 ways.

Sustainability

The plans indicate the proposed office/warehouse and distribution complex is meeting the sustainability requirements described in Section 30.04.05J by providing a total of 7.5 points where 7 points are required for non-residential developments. The applicant is achieving this by providing at least 10% more trees than required (1 point); by providing 95% or more of all required landscaping with plants that have very low or low water needs (1 point); by providing a cool roof with an SRI equal to or greater than 78 for low sloped roofs (1 point); by exceeding required landscape buffers by 20% or more (1 point); by providing shade structures over at least 50% of all south and west facing windows and doors (1 point) with an additional point for an additional 25% of windows and doors shaded; by using daylighting strategies to minimize the use of artificial lighting (0.5 point); by providing a ceiling height 11 feet on all floors to facilitate natural ventilation (0.5 point); and by providing Low-E glass on all south and west facing windows (0.5 point).

Applicant’s Justification

The applicant states they are proposing a 3 building warehouse complex with a total of 96,260 square feet. The facility has sufficient parking and access. The applicant also states that all loading docks are sufficiently screened with landscaping or by other buildings. They state sufficient landscaping has been provided within the parking lot and along the perimeter of the site. They also indicate that the need for medium trees along the streets is due to existing NV Energy overhead powerline easements. Additionally, the applicant states that all necessary sustainability points and provisions have been met.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-22-700007	Amended transportation plan to remove the arterial street designation of Alexander Road	Approved by BCC	March 2023
TM-0153-02	1 Lot commercial subdivision - expired	Approved by PC	June 2002

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1987-99	Reclassified the site from H-2 to C-2 zoning for a hotel	Approved by BCC	February 2000
TM-0364-99	1 lot commercial subdivision - expired	Approved by PC	February 2000
UC-1551-97	Pharmacy with a drive-thru - expired	Approved by PC	October 1997
ZC-185-89	Reclassified the site from H-2 to H-1 zoning for a resort hotel	Denied by BCC	April 1990

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	H-2 & CG (AE-65 & AE-70)	Medical office & undeveloped
South	Corridor Mixed-Use	CG & RM32 (AE-70)	Hotel & multiple family residential
East	Corridor Mixed-Use	H-2 & PF (AE-70)	Nellis Air Force Base & medical office building
West	Corridor Mixed-Use	H-2 & CG (AE-70)	Auto repair facility & undeveloped

Related Applications

Application Number	Request
PA-24-700001	A plan amendment to redesignate the existing land use category from Corridor Mixed-Use to Business Employment is a companion item on this agenda.
ZC-24-0037	A zone change to reclassify the site from CG to IL is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Overall, the development as proposed provides an office/warehouse and distribution facility that is compatible with surrounding industrial development and contributes to an area that is increasingly becoming more industrial in nature. In addition, the exterior of the buildings are attractive and would be an enhancement to the neighborhood. Furthermore, landscaping provided within the interior of the site should help to provide the necessary shading and reduce the heat caused by large swaths of pavement, while considering the constraints of such a use. The site landscaping has also been designed to screen the use as much as possible from both the residential use to the south and from the streets along the northwestern and eastern boundaries. Staff has no concerns regarding the use of medium trees along either of the streets, as additional trees have been provided and are spaced according to their size. The buildings are sited appropriately with the scale of the buildings decreasing closer to the residential buildings to the south and is like other industrial buildings in the area. Overall, staff finds that both the use and design of the site should be an enhancement to the area, and accounts, as much as possible, for any negative impacts to the surrounding area with additional screening of the proposed complex along the southern property line. The development of this is also in-fill in nature and should help to reduce crime and promote development in the area. Additionally, the proposed development complies with Policy 5.1.3 of the Master Plan, which encourages the development of the warehousing and manufacturing base of Clark County. For these reasons, staff can support these requests.

Staff Recommendation

Approval. This item has been forwarded to the Board of County Commissioners' meeting for final action.

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.

PLANNING COMMISSION ACTION: April 2, 2024 – APPROVED – Vote: Unanimous
Absent: Castello, Kirk

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Traffic study and compliance.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

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; and that fire/emergency access must comply with the Fire Code as amended.

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 #0066-2024 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: SK, INC PROFIT SHARING PLAN & TRUST & KRYGARD, LLC

CONTACT: LINDSAY KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135