

03/20/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-400009 (ZC-21-0676)-LV LOGISTICS ONE PROPERTY OWNER LP:

WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: **1)** landscaping; and **2)** allow modified driveway design standards.

DESIGN REVIEWS for the following: **1)** warehouse and distribution center; and **2)** finished grade on 17.6 acres in an IP (Industrial Park) Zone and the Airport Environs (AE-65 & AE-70) Overlay.

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

RELATED INFORMATION:

APN:

140-08-202-008

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow alternative landscaping with a proposed attached sidewalk adjacent to Las Vegas Boulevard North where landscaping with a detached sidewalk per Figure 30.64-17 is required.
2. Reduce the driveway distance to the property line to 52 feet where a minimum distance of 150 feet is required per Uniform Standard Drawing 222 (a 65% reduction).

DESIGN REVIEWS:

1. Warehouse and distribution center.
2. Increase the finished grade to 9.5 feet where a maximum of 3 feet is the standard per Section 30.32.040 (a 216% increase).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 17.6
- Project Type: Warehouse and distribution center
- Number of Stories: 1
- Building Height (feet): 35 (Building 1)/42 (Building 2)
- Square Feet: 64,480 (Building 1)/236,496 (Building 2)/300,976 (total)
- Parking Required/Provided: 217/223

Site Plans

The approved plans depict a warehouse and distribution center consisting of 2 buildings labeled as Building 1 (northern) and Building 2 (southern) with access from Las Vegas Boulevard North and Marion Drive. The approved plans also depict cross access with the adjacent property to the east APN 140-08-202-006. Parking is located on the north, west, and east sides of the development with depressed loading dock truck aprons located on the east side of Building 1 and the north side of Building 2.

Landscaping

The approved plans show a 50 foot wide landscape area along Marion Drive with a detached sidewalk and trees with shrubbery located on both sides of the sidewalk. A landscape area is provided along Las Vegas Boulevard North which flanks both sides of the entranceway and includes trees and shrubbery with a portion of the landscaping and attached sidewalk in the Las Vegas Boulevard North right-of-way (NDOT). There is a 40 foot wide intense landscape buffer with 2 rows of trees within an escarpment adjacent to the south property line with an 8 foot high wall. A 17 foot wide landscape area with trees and shrubbery is located along the west property line. Parking lot landscaping is provided throughout the site.

Elevations

The approved plans show that both buildings will be constructed of concrete tilt-up panels with flat roofs behind parapet walls. The parapet walls will vary in height to break-up the roofline of the buildings. In addition to variations in roof height the exterior walls of the buildings will consist of reveals, pop-outs, metal shade “eyebrows”, storefront window and door systems, and color changes to enhance the structures. Building 1 ranges in height between 33 feet and 35 feet. Building 2 ranges in height between 40 feet and 42 feet.

Floor Plan

The approved plans show that each building will be constructed as a shell building with large open areas that will be divided into lease spaces in the future to meet the requirements of the tenants.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-21-0676:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Cross access easement along the east property line adjacent to APN 140-08-202-006 to be coordinated with the future project to the east;
- 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 the installation and use of cooling systems that consumptively use water will be prohibited; that lighting on the south elevation of Building 2 shall be shielded per 30.56; 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;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Marion Drive;
- Provide 2 cross access points for APN 140-08-202-006; one from the south and one from the west;
- Coordinate with Public Works - Kaizad Yazdani for the bridge improvements on Marion Drive;
- Dedicate any right-of-way and easements necessary Marion Drive bridge;
- Coordinate with Public Works-Roads Division and Development Review Division for the required fencing adjacent to the drainage channel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.
- Applicant is advised that a Nevada Department of Transportation (NDOT) permit may be required for work in NDOT right-of-way; that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and 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.

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 #0217-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant indicates that since the approval of ZC-21-0676, the site work has commenced and is moving forward with the development. The applicant is requesting an extension of time to ensure that this application remains valid. The applicant states that the following permits have been issued: FP22-11059 (Construction Underground), OCP-010596-2023 (CNLV permit),

BD22-59027 (Early Grading), BD23-01883 (Commercial Electrical, Mechanical, Plumbing Permit), and BD23-36733 (Commercial Plumbing Permit-Offsite).

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-21-0676	Reclassified from an R-E and H-2 to M-D zoning with waivers for landscaping and driveways design standards, and design reviews for a warehouse and distribution center and finished grade	Approved by BCC	January 2022
ZC-0526-08	Reclassified 17.6 acres to M-D zoning - expired	Approved by BCC	July 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP (AE-65)	Undeveloped
South	Business Employment	RS5.2 (AE-70)	Single family residential
East	Business Employment	IP (AE-65 & AE-70), RM18 (AE-70), RS5.2 (AE-70)	Distribution center, single family residential & undeveloped, and multiple family residential
West	Business Employment	IL (AE-65 & AE-70)	Warehouse distribution center

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

Title 30 standards of approval for an extension of time state an application may be denied 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, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Since the original approval, a drainage study and traffic study were approved, an off-site improvement permit was issued, and building permits for construction of both buildings were issued. Work has commenced on the site, but staff understands the applicant's desire to request more time for this application in case something occurs and they are not able to diligently pursue completion of the project.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

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**

- Until January 19, 2026 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTEST:

APPLICANT: LV LOGISTICS ONE PROPERTY OWNER LP

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