

07/08/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-26-400047 (DR-23-0530)-SLOAN ARVILLE, LLC:

DESIGN REVIEW FIRST EXTENSION OF TIME for modifications to a previously approved distribution center on 5.0 acres in an IP (Industrial Park) Zone.

Generally located east of Arville Street and south of Sloan Road within South County. JJ/jm/cv
(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: 14428 Arville Street
- 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 previously approved plan displays a proposed distribution building centrally located on the parcel with the front of the building facing west. The proposed change under DR-23-0530 was to mirror the previously approved design review under ZC-21-0633 for the building and flip the footprint from south facing bay doors to north facing. The proposed building is set back 10 feet 6 inches from the south property line, 87 feet from the north property line, 71 feet 6 inches from the east property line, and 86 feet from the west 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 were required. Parking is located on the western portion of the parcel, along the east property line, and on the northwest corner of the site. The plans also show a proposed sliding access gate on the northwest corner of the building and is set back 136 feet east of the driveway on the northwest corner of the parcel. 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. Cross access is shown 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 the north and south property lines, and along the east property line.

The applicant obtained a zone change from R-U (currently RS80) zoning to M-D (currently IP) zoning through ZC-21-0633 for this proposed distribution building, as well as waivers of the development standards including a reduction in driveway throat depth dimension and allow an attached sidewalk along Arville Street (west property line). Lastly, the applicant also obtained the following design reviews: alternative parking lot landscaping; and increase finished grade to 78 inches at the center of the site.

Landscaping

The previously approved plans depict an attached sidewalk with a 10 foot wide landscape strip along the west property line (Arville Street). Large trees are spaced every 40 feet with a variety of shrubs and groundcovers. Landscape finger islands are shown as required per Title 30 within the parking spaces east and west of the distribution building. Landscape finger islands are also located on the northwest corner of the site. Landscape finger islands are implemented after every 6 parking spaces throughout the site, except for the parking spaces located west of the gate. Lastly, large trees are shown spaced every 40 feet along the south property line.

Elevations

The previously approved plan shows a proposed distribution building with an overall height of 39 feet. The exterior walls will consist of concrete tilt-up panels with a parapet style roof. The north facing elevation depicts aluminum door and window systems and roll-up doors for the loading docks. The east facing elevation continues to feature hollow metal doors and roll-up doors. The west facing elevation depicts aluminum window systems and the main entry doors. The south facing elevation depicts hollow metal doors and faux windows.

Floor Plans

The approved plans under DR-23-0530 show no changes to the previously approved plans under ZC-21-0633, other than the building footprint being flipped and mirrored on the site. The office space and entrance will now be facing north at the northwest corner of the building. The approved plan depicts a proposed distribution building with an overall area of 85,773 square feet. The fire pump room will be located on the northern portion of the building adjacent to the proposed loading dock area.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for DR-23-0530:

Comprehensive Planning

- 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 has adopted a rewrite to Title 30 effective January 1, 2024, 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;
- Full off-site improvements;
- Right-of-way dedication to include 40 feet for Arville Street;
- Provide paved legal access.
- Applicant is advised 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 VS-21-0367 must remain current.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised 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 #0289-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant states that an extension of time is requested as it has taken longer than expected to secure a well driller. The applicant states that they have hired a well driller and that the project is back on track.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-23-400184 (ZC-21-0633)	First extension of time	Approved by BCC	February 2024
ET-23-400142 (VS-21-0367)	First extension of time for vacation and abandonment of patent easements	Approved by PC	November 2023
WC-23-400143 (ZC-21-0633)	Waiver of conditions of a zone change requiring to construct per revised plans	Approved by BCC	November 2023
DR-23-0530	Design review for a distribution center	Approved by BCC	November 2023

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-21-0633	Reclassified the site from R-U to M-D zoning	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 (Overlay)	Existing Land Use
North, East, & South	Business Employment	RS80	Undeveloped
West	Business Employment	IL	Office/warehouse with outside storage facility

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.

Staff finds that the applicant has continued to work toward commencement of the project, with the off-sites, drainage study, and traffic study having been approved by Public Works (PW24-10920, PW23-11790, & PW24-11687). Also, a building permit (BD23-40826) is in review for the project. Therefore, staff recommends approval for this first extension of time request with a commence date to match the current expiration date of ZC-21-0633.

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 5, 2028 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 County has adopted a rewrite to Title 30 effective January 1, 2024, 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 applications; 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

- Applicant to coordinate a contribution with Public Works - Development Review for improvements on Sloan Road;
- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: SLOAN ARVILLE, LLC

CONTACT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC, 5052 S. JONES BOULEVARD, SUITE 165, LAS VEGAS, NV 89118