

DISTRIBUTION/WAREHOUSE
(TITLE 30)

LAS VEGAS BLVD N/MARION DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-21-0676-JOSEPHS FAMILY LAND, LP:

ZONE CHANGE to reclassify 17.6 acres from an R-E (Rural Estates Residential) (AE-65 & AE-70) Zone and an H-2 (General Highway Frontage) Zone to an M-D (Designed Manufacturing) (AE-65 & AE-70) Zone.

WAIVERS OF DEVELOPMENT STANDARDS 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.

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

RELATED INFORMATION:

APN:

140-08-202-004; 140-08-301-004

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 (an 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 AND DESIGN/RESEARCH PARK

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)/236,730 (Building 2)
- Parking Required/Provided: 216/223

Site Plans

The plans depict a warehouse and distribution center consisting of 2 buildings labeled as Building 1 (northerly) and Building 2 (southerly) with access from Las Vegas Boulevard North and Marion Drive. The plan also depicts 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. The southerly building is located a minimum of 78 feet from the south property line with a 40 foot intense landscaping strip with escarpment, drive aisle, and sidewalk, which also meets the height setback standards. There is an increased grade along the southeast area of the site. Trash enclosures are located adjacent to the truck aprons and bicycle parking is located near entranceways to the buildings. The waiver of development standards for throat depth is from the driveway along Marion Drive.

Landscaping

A 50 foot landscape area is provided 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

Both buildings are 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 facility has a total area of 301,210 square feet, with Building 1 having an area of 64,480 square feet and Building 2 having an area of 236,730 square feet. Each building is 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.

Applicant's Justification

The applicant indicates that the proposed project is designed to be compatible with the existing warehouses located immediately to the west. Additionally, the applicant would like to leave the existing attached sidewalk along Las Vegas Boulevard North and provide landscaping in the area between the sidewalk and the property line. Lastly, the grade increase is necessary due to the existing grade of the property and drainage which flows from northwest to the southeast through the site.

Prior Land Use Requests

Application Number	Request	Action	Date
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	Existing Land Use
North	Business and Design/Research Park	H-2 & M-D	Undeveloped
South	Business and Design/Research Park	R-T	Single family residential
East	Business and Design/Research Park	M-D	Undeveloped
West	Business and Design/Research Park	M-1	Warehouse distribution center

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Zone Change

The request is a conforming zone boundary amendment to the Sunrise Manor Land Use Plan. The project complies with Urban Land Use Policy 99 of the Master Plan which promotes ensuring that Business and Design/Research Park developments are complementary with abutting uses through site planning and building design. Furthermore, most of the area is planned for light industrial uses along Las Vegas Boulevard North, and the property to the west is developed with similar uses which makes this site harmonious with the existing development in the area. Therefore, staff can support the zone change request.

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

Along Las Vegas Boulevard North there is an existing attached sidewalk. Due to the narrowness of the street frontage, the proposed landscape area along Las Vegas Boulevard North is approximately 80 feet in depth along the driveway entrance with an approximate 20 feet of additional landscape area within the right-of-way. The proposed landscape area is consistent with other landscape areas that have been approved for developments along Las Vegas Boulevard North, and specifically for the development to the west. Therefore, staff can support the request.

Design Review #1

Urban Specific Policy 97 encourages Business and Design/Research Park uses to orient less intensive uses and landscaping adjacent to public right-of-way on the perimeter of the development. This improves the visual quality and buffering and maintains view corridors to the businesses. The proposed development is consistent with this policy since the storefronts are oriented to the north and south towards the adjacent public rights-of-way, and the loading docks are oriented inwards between the buildings. In addition, the design and layout include adequate landscaping, buffering, and parking to accommodate the use. The landscaping and scarp are designed to reduce impact of the increased grade. Staff supports the design review.

Public Works - Development Review

Waiver of Development Standards #2

Staff worked with the applicant on the throat depth on the Marion Drive driveway to provide an increased distance between the driveway and parking spaces to reduce conflicts. To accommodate this, the applicant removed parking spaces on the egress side of the Marion Drive driveway.

Design Review #2

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

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 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.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: JOSEPHS FAMILY LAND, LP

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