

OFFICE/WAREHOUSE
(TITLE 30)

NELLIS BLVD/CRAIG RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0450-JSL ARIZONA, LLC:

ZONE CHANGE to reclassify 5.2 acres from a C-2 (General Commercial) (AE-65) Zone to an M-D (Designed Manufacturing) (AE-65) Zone.

WAIVER OF DEVELOPMENT STANDARDS to reduce driveway throat depth.

DESIGN REVIEWS for the following: **1)** office/warehouse facility; and **2)** finished grade.

Generally located on the west side of Nellis Boulevard, 200 feet south of Craig Road within Sunrise Manor (description on file). MK/al/ja (For possible action)

RELATED INFORMATION:

APN:

140-05-703-004

WAIVER OF DEVELOPMENT STANDARDS:

Reduce driveway throat depth to 20 feet where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 (a 73.3% reduction).

DESIGN REVIEWS:

1. An office/warehouse facility.
2. Increase finished grade to 60 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 66.7% increase).

PROPOSED LAND USE PLAN:

SUNRISE MANOR – BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 4365 N. Nellis Boulevard
- Site Acreage: 5.2
- Project Type: Office/warehouse facility
- Number of Stories: 1
- Building Height (feet): 40
- Square Feet: 54,130
- Parking Required/Provided: 83/99

Site Plan

The site is a triangular shaped parcel with access from Nellis Boulevard. Access will be provided by 2 proposed driveways located on the northeastern and southeastern portions of the property. Both driveways have a 20 foot throat depth. There is an existing drainage channel that starts at the southwest corner of the property and extends to the northeast corner of the site. A majority of the channel is along the property line, with a portion located on the southwest portion of the site. The building is located in the central portion of the site. The plan depicts a loading dock on the west side of the building facing the drainage channel, and an approximately 5,000 square foot future outside storage area to the rear of the building in the southwestern portion of the site. Parking for the facility is located to the north and east of the building and along the drainage channel.

Landscaping

There is an existing attached sidewalk along Nellis Boulevard which will remain. The plan depicts a minimum 15 foot wide landscape area along Nellis Boulevard consisting of trees, shrubs, and groundcover. The plans show a 20 foot wide landscape area along the southern boundary of the site consisting of 2 off-set rows of large Evergreen trees. Additional landscape areas consisting of trees, shrubs, and groundcover are depicted along the drainage channel and within the parking areas.

Elevations

The building is 1 story with a maximum height of 40 feet. The building will be constructed of concrete tilt-up panels that will be painted in earth tone colors. The building has a flat roof behind a parapet wall which varies in height to break up the roofline. The office portion of the building will have a glass and aluminum store front. A loading dock with 9 roll-up doors is located on the west side of the building.

Floor Plans

The building has an area of 54,130 square feet and will be constructed as a shell with the interior to be completed later to accommodate the needs of the future tenant. The plans indicate that the northeastern corner of the building will be the location of future offices for the warehouse facility.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the request is appropriate since the surrounding area has been transitioning from residential and commercial uses to industrial uses. The closure of Walmart on the property to the east and associated rezoning of the property to M-D, demonstrates the difficulty commercial businesses are having in the area and the move towards industrial uses. The site's location near 2 major arterial streets (Nellis Boulevard and Craig Road) makes the site ideal for industrial and manufacturing developments in an M-D zone. The proposed amendment will not result in any additional impacts on surrounding infrastructure not already contemplated in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-15-0521	Reduce the separation of a gas station from a residential use - expired	Approved by PC	October 2015

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2 & H-1	Convenience store with gas pumps, motel, & tavern
South	Urban Neighborhood (greater than 18 du/ac)	R-4	Multiple family residential
East	Corridor Mixed-Use	M-D	Commercial building & restaurant with drive-thru
West	Urban Neighborhood (greater than 18 du/ac)	RUD	Single family residential

Related Applications

Application Number	Request
PA-23-700021	A plan amendment to redesignate the existing land use category from Corridor Mixed-Use (CM) to Business Employment (BE) is a companion item on this agenda.

Clark County Public Response Office (CCPRO)

CE-23-18102 is an active violation for a vagrant camp on the site. There have been 13 prior complaints for vagrant camps on this site since 2019.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Zone Change

This request is not in conformance to the Master Plan and the applicant has submitted PA-23-700021 as a companion item with this request to redesignate the site to Business Employment. The plan amendment, if approved, would allow a zone change to an M-D zone, and staff is supporting the plan amendment. There has been a trend in this area to transition to manufacturing and industrial uses. The abutting parcel to the east was reclassified to M-D zone to be redeveloped from a Walmart to a distribution center. Reclassifying this site to M-D zoning for an office/warehouse facility would create a large node for light industrial and manufacturing uses which will improve the tax base and create additional jobs for the area. As an undeveloped parcel this site has had an ongoing problem with vagrant camps. The development of this parcel will help to resolve this issue. Staff finds reclassifying the site to an M-D zone is appropriate for

the area. The proposed development is compatible with other uses in the area, and the proposed development will help to improve the community; therefore, staff can support the zone change.

Waiver 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.

Design Review #1

The proposed building is oriented to limit the impact of the loading docks on the abutting residential developments to the south and west. Additionally, landscape areas along the perimeter of the site will help to screen the facility from these residential developments helping to mitigate the impacts of the development. The building is designed with architectural enhancements which will provide an appealing visual appearance. Therefore, staff can support the design review.

Public Works - Development Review

Waiver of Development Standards

Staff has no objection to the reduced throat depth for both driveways. The applicant worked with staff to remove some parking spaces and added landscaping to mitigate the reduced throat depth.

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. This item will be forwarded to the Board of County Commissioners' meeting for final action on October 18, 2023 at 9:00 a.m., unless otherwise announced.

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

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Work with the Las Vegas Metropolitan Police Department for the installation and use 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 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 the waiver of development standards and design reviews must commence within 2 years of the 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.
- Applicant is advised 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; and that off-site improvement 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.

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 #0265-2023 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: LAPOUR MANAGEMENT GROUP

CONTACT: PARKER SIECK, 1980 FESTIVAL PLAZA DR., SUITE 650, LAS VEGAS, NV 89135