

05/20/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0253-COOL STORAGE OF LAS VEGAS, LLC:

WAIVER OF DEVELOPMENT STANDARDS for modified buffering and screening.

DESIGN REVIEW for a warehouse and distribution center on 2.12 acres in an IL (Industrial Light) Zone.

Generally located on the northeast corner of Jones Boulevard and Cougar Avenue within Enterprise. JJ/sd/kh (For possible action)

RELATED INFORMATION:

APN:

176-13-301-004

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Allow an existing 6 foot high CMU screen wall with 6 inches of wrought iron pickets on top along the north property line where an 8 foot high decorative wall is required per Section 30.04.02 (a 25% reduction).
- b. Reduce a portion of the landscape width to 12 feet where 15 feet is required per Section 30.04.02 (a 20% reduction).

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.12
- Project Type: Warehouse
- Number of Stories: 1
- Building Height (feet): 45
- Square Feet: 33,759
- Parking Required/Provided: 34/34
- Sustainability Required/Provided: 7/5

Site Plans

The plans depict a new cold storage warehouse located at the northeast corner of Cougar Avenue and Jones Boulevard. Access to the site is from both Jones Boulevard and Cougar Avenue and the plans depict detached sidewalks along both streets. A trash enclosure is located adjacent to the ingress/egress from Cougar Avenue. The proposed warehouse facility is centrally located

within the site and meets all required setbacks. The loading docks will be facing east and will be screened from the right-of-way. The plans indicate that there is an existing 6 foot high block wall along the north and east property lines. The applicant is requesting to allow the existing 6 foot high block wall to remain along the north property line where an 8 foot high decorative wall is required.

Landscaping

Along both Cougar Avenue and Jones Boulevard detached sidewalks with landscaping on each side of the sidewalks have been provided consisting of 5 feet of landscaping behind the curb and 14.5 feet (minimum) behind the sidewalk. Interior to the site, landscaping is distributed throughout the parking lot and around portions of the building. The loading dock area is partially screened from public view by a screen wall and parking lot landscaping. Along the north property line, the applicant has planted trees off-set from each other. The landscape area ranges in width from 12 feet to 16 feet. The block wall along the north property line is currently 6 foot high non-decorative block wall with a proposal to add 2 feet of wrought iron pickets on top.

Elevations

The elevations depict an architectural design consisting of decorative painted tilt-up concrete walls, spandrel windows, varied rooflines, and variations consisting of off-set walls provide contrasting design articulations. The height of the building is 45 feet.

Floor Plans

The plans depict an overall 33,759 square foot office/warehouse building with an open floor plan and 3,177 square feet of office area.

Applicant's Justification

The applicant states this area is currently a mixture of residential neighborhoods to the west of Jones Boulevard and commercial and warehouse uses to the east of Jones Boulevard. The proposed cold storage facility is a needed use for the transportation of refrigerated food items. With the proximity to the I-15, this warehouse and distribution facility will serve as a new logistical development for Southern Nevada. The contemporary design of the buildings compliments the surrounding environment and successfully screens the truck court from the rights-of-way.

The applicant is requesting to allow an existing 6 foot high non-decorative block wall along the north property line. The adjacent property owner to the north has stated that they are okay with the existing wall and requested the applicant to provide an extension of the wall height using picket fencing.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-24-0244	Waiver of development standards to reduce landscaping, reduced buffering and screening and departure distance and driveway throat depth; design review for a warehouse and distribution center	Approved by BCC	July 2024

Prior Land Use Requests

Application Number	Request	Action	Date
VS-23-0246	Vacated and abandoned portions of right of way and easements of interest to Clark County	Approved by PC	June 2023

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Mini-warehouse
South	Business Employment	IL	Undeveloped
East	Business Employment	IL	Office with outdoor storage
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

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**Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

While staff typically does not support waivers for buffering and screening measures, the applicant has provided a notarized letter of consent from the neighboring property to the north. The letter supports the applicant's request to keep the existing 6 foot high non-decorative wall as long if the wrought iron pickets are added to the top of the wall. The plans provided show compliance with what the applicant and neighbor have agreed to. Since the neighboring property owner supports the design, and it could otherwise be approved with an administrative minor deviation, staff supports this request.

The reduction of the landscape width along the north property line can be supported by staff as only a portion of the landscape width is below the minimum 15 feet required by Code. Other portions of the landscape area exceed the minimum width up to 16 feet. The reduction is to allow for ADA parking spaces per the plans. Staff find the requested reduction to be minimal and will have no impact to the neighboring property to the north or the immediate neighbor.

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.

The proposed warehouse and distribution center is compatible with the surrounding area as most of the land uses east of Jones Boulevard are warehouse facilities and undeveloped land. The proposed facility includes horizontal articulation on all 4 sides. Building materials include the use of glass, decorative metal, and split-face CMU. The building facades feature wall reveals, changes in surface colors, and materials with popouts and parapet walls. Therefore, staff can support the proposed design review.

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

- Expunge WS-24-0244;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- 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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Cougar Avenue and associated spandrel;

- 30 days to coordinate with Public Works - Construction Management Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Jones Boulevard improvement project;
- 90 days to record said separate document for the Jones Boulevard improvement project;
- The installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

- No comment.

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 #0139-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise – approval.

APPROVALS:

PROTESTS:

APPLICANT: COOL STORAGE OF LAS VEGAS, LLC

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