

DISTRIBUTION CENTER
(TITLE 30)

UPDATE
CIMARRON RD/BADURA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-21-0490-GK ACQUISITIONS, LLC & BESUDEN, HENRY & CHARLOTTE REV TR:

HOLDOVER ZONE CHANGE to reclassify 26.8 acres from an R-E (Rural Estates Residential) Zone to an M-D (Designed Manufacturing) Zone.

WAIVER OF DEVELOPMENT STANDARDS to allow a modified driveway design.

DESIGN REVIEWS for the following: **1)** distribution center; **2)** alternative parking lot landscaping; and **3)** finished grade.

Generally located on the west side of Cimarron Road and the south side of Badura Avenue within Spring Valley (description on file). MN/rk/jo (For possible action)

RELATED INFORMATION:

APN:

176-04-301-011; 176-04-301-013

WAIVER OF DEVELOPMENT STANDARDS:

Reduce throat depth for the driveways along Badura Avenue, Cimarron Road, Arby Avenue, and Gagnier Boulevard to a minimum of 6.5 feet where 100 feet is the standard per Uniform Standard Drawing 222.1 (a 94% reduction).

DESIGN REVIEWS:

1. A distribution center.
2. Allow alternative parking lot landscaping where landscaping per Figure 30.64-14 is required.
3. Increase finished grade to 87 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 383% increase).

LAND USE PLAN:

SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 26.8
- Project Type: Distribution center

- Number of Stories: 1
- Building Height (feet): 39
- Square Feet: 526,510 (total of 6 buildings)
- Parking Required/Provided: 486/602

Site Plan

The plan depicts a distribution center consisting of 6 buildings that are orientated in both north/south, and east/west directions. The perimeter of the site is bounded by public right-of-way on the north, south, and east sides. Gagnier Boulevard is shown as a through street and divides the site into east and west portions. The plans depict 4 proposed driveways on Badura Avenue and Arby Avenue, 1 proposed driveway on Cimarron Avenue, and 2 proposed driveways on Gagnier Boulevard; all of which require a waiver of development standards to reduce throat depth. The loading docks for the distribution center are internal to the development and are not facing public street frontage or visible from the residential development. Parking for the facility is generally located around the perimeter of the site.

Landscaping

The street landscaping consists of a 10 foot to 20 foot wide area with proposed attached and detached sidewalks. A 6 foot wide landscape buffer per Figure 30.64-11 is proposed along the west property line. Most of the parking lot and interior landscaping is equitably distributed throughout the site. Along a few portions of the project, the applicant is proposing to install half landscape diamonds every other finger in lieu of landscape fingers every 6 spaces.

Elevations

The buildings will be 39 feet high and constructed of concrete tilt-up panels with glass store fronts, and vertical/horizontal reveal lines, and color changes. The height of the building varies slightly from 35 feet to 39 feet and have been designed to break-up the roofline and enhance the overall look of the building. The loading dock area will be located interior to the site and screened from public view by walls and perimeter street landscaping.

Floor Plans

The plans depict a 526,510 square foot distribution/warehouse shell with 6 potential building lease spaces.

Signage

Signage is not a part of this request.

Applicant's Justification

This is a request for a conforming zone change that is mostly surrounded by planned light industrial uses. The applicant indicates this site has been designed to be compatible with the surrounding area as well as most of the objectives of Title 30 and the Comprehensive Master Plan. Furthermore, the waiver of development standards to reduce throat depth has been broken-up into separate driveways site wide. The applicant indicates that portions of some of the driveways (either the ingress or egress sides) will minimally have 25 foot throat depths. In addition, the applicant also indicates that the industrial uses will not generate a high volume of traffic; therefore, will have adequate space on the site for vehicles to stack.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-D, R-E, & U-V	Undeveloped
South	Public Facilities & Business and Design/Research Park	C-P, C-2, & U-V	St. Rose Dominican Hospital, assisted living facility, & undeveloped
East	Business and Design/Research Park	R-E	Private school
West	Business and Design/Research Park	C-2	Shopping center

The site and the surrounding area are located in the Public Facilities Needs Assessment (PFNA) area.

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 Winchester/Paradise Land Use Plan. The project complies with Urban Land Use Policy 99 of the Comprehensive 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 and a number of properties in the area are zoned M-D and developed with similar uses which makes this site harmonious with the existing development in the area. Therefore, staff can support the zone change request.

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 Reviews #1 & #2

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 storefronts. 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. Furthermore, within portions of the parking lot the site is not meeting Code by having a landscape finger every 6 spaces and

some areas will provide parking lot landscape diamonds instead of the fingers. To mitigate the elimination of a couple of landscape fingers, the applicant is proposing to install half landscape diamonds every other finger in lieu of landscape fingers every 6 spaces; therefore, staff supports the design reviews.

Public Works - Development Review

Waiver of Development Standards

Staff worked with the applicant to reduce the potential conflicts at the driveways by removing parking spaces and providing extra landscape planters. This will provide drivers more distance before they encounter any conflicting parking spaces.

Design Review #3

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;
- 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 final zoning inspection.
- Applicant is advised that 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 waiver 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 60 feet for Gagnier Boulevard and associated spandrels.
- 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 the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Building Department - Fire Prevention

- Ensure all points of structure are within 250 feet of fire department access for sprinklered buildings.

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 #0228-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS: 4 cards

PROTESTS: 15 cards

COUNTY COMMISSION ACTION: November 3, 2021 – HELD – To 11/17/21 – per the applicant.

APPLICANT: PHELAN DEVELOPMENT

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