

07/03/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0194-COUNTY OF CLARK (AVIATION) & MAJESTIC EJM ARROYO III, LLC (LEASE):

WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.

DESIGN REVIEW for an office/warehouse complex on 13.54 acres in an IP (Industrial Park) Zone.

Generally located on the south side of Badura Avenue and the west side of Rainbow Boulevard within Spring Valley. MN/bb/syp (For possible action)

RELATED INFORMATION:

APN:

176-03-703-005

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the throat depth along Badura Avenue to 11 feet where 75 feet is required per Uniform Standard Drawing 222.1 (an 85% reduction).
- b. Reduce the throat depth along Arby Avenue to 10 feet where 75 feet is required per Uniform Standard Drawing 222.1 (an 87% reduction).
- c. Reduce the throat depth along Rainbow Boulevard to 20 feet where 75 feet is required per Uniform Standard Drawing 222.1 (a 73% reduction).
- d. Increase the driveway width to 53 feet (lip to lip) along Arby Avenue where 40 feet (lip to lip) is the maximum per Uniform Standard Drawing 222.1 (a 33% increase).
- e. Increase the driveway width to 53 feet (lip to lip) along Badura Avenue where 40 feet (lip to lip) is the maximum per Uniform Standard Drawing 222.1 (a 33% increase).

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 13.54
- Project Type: Office/warehouse complex
- Number of Lots: 1
- Number of Stories: 1
- Building Height (feet): 46

- Square Feet: 134,400 (Building 4)/74,630 (Building 5)
- Parking Required/Provided: 182/261
- Sustainability Required/Provided: 7/6

Site Plans

The plans depict a proposed office/warehouse complex located at the south side of Badura Avenue, the west side of Rainbow Boulevard, and the north side of Arby Avenue. The plans show that the proposed distribution facility will consist of 2 buildings; 1 on the east side of the property (74,630 square feet) and another on the west side (134,400 square feet). The east building is 77 feet from Rainbow Boulevard, 83 feet from Arby Avenue, and 89 feet from Badura Avenue. The west building is 90 feet from Arby Avenue, 159 feet from the west property line, and 102 feet from Badura Avenue. The plans show that parking lots are provided to the north, east, and south of the site. A total of 63 loading and service docks are provided on the west and east side of Building 4 and west side of Building 5 facing the interior of the property. A total of 261 parking spaces are being provided with 36 carpool/vanpool spaces, 10 electric vehicle spaces, and 13 accessible spaces.

Landscaping

The landscape plan shows that both street and parking lot landscaping is being provided. Arby Avenue landscaping is a 15 foot to 30 foot wide landscaping strip with detached sidewalk. This landscaping strip consists of a 5 foot landscaping area along Arby Avenue, then a 5 foot wide sidewalk, and then a variable width landscaping area. Large trees are spaced at 30 feet on center with shrubs in appropriate locations. Rainbow Boulevard and Badura Avenue frontages have similar detached sidewalks and landscaping. The parking lot landscaping is provided, including islands every 6 spaces, with additional trees placed in adjacent landscape areas. A required buffer landscape strip of 15 feet to 54 feet in width with large evergreen trees spaced every 20 feet on center is provided along the west property line adjacent to less intense CG zoned uses. An 8 foot high decorative wall will be provided along the west property line, adjacent to the commercial zoned property.

Elevations

The elevations depict 2 typical concrete tilt-up shell industrial buildings. The typical building exterior consists primarily of painted concrete tilt-up panels. These panels vary in color across each façade switching between a beige, grey-beige, and off-white color. The recessed navy blue medallion panels act as accents within the panels on each façade. Each façade also contains parapets that vary in height with the parapets changing 2 feet in height. In addition, the walls of the building also recess and pop-out to create a varying appearance to the building. Access to the building is provided primarily through the office entrances at the corner of each building. Entrances contain a double door commercial window and door system and is recessed into the building to shade the entrance. Multiple windows at 2 levels on the façade are provided on the corners of each building. Additional access to the buildings is provided by hollow metal doors that are painted to match the corresponding façade, and white metal roll-up overhead doors on the west and east façade of the western building, and west façade of the east building. All mechanical equipment will be screened from view. Buildings will be a maximum of 50 feet in height.

Floor Plans

The floor plans show that the buildings are 1 story shells that will be modified for future tenants to include possible office spaces at each corner. The plans show that the overall interior space consists of 74,630 square feet for the east building, and 134,400 square feet for the west building. Office spaces will include approximately 3,500 square feet at each corner.

Applicant's Justification

The applicant states that the proposed project is a conforming warehouse distribution center that will improve the existing property with the proposed construction of street improvements and on-site landscaping and that there are similar industrial, and office/warehouse uses nearby and adjacent to the site to the southwest and south across Arby Avenue. The applicant further states that the site will have sufficient parking and loading facilities for any uses that are eventually conducted on site and that the site has multiple points of access and that the design of the building is like other distribution facilities. The applicant also states that the need for several of the waivers for driveway geometrics are justified due to the low traffic generation of the site, site limitations, and the truck only nature of the southern driveway. The wider access driveways are needed for adequate trailer turning movements.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0218-06	Comprehensive sign plan in conjunction with an industrial complex	Approved by BCC	April 2006
ZC-0888-05	Reclassified from R-E to C-2 zoning for a future commercial development	Approved by BCC	July 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Business Employment	CG	Shopping center
South & West	Business Employment	CG & IP	Warehouses & commercial retail

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

Related Applications

Application Number	Request
ZC-24-0187	Zone change to reclassify 13.54 acres from a CG (Commercial General) Zone to an IP (Industrial Park) Zone is a companion item on this agenda.
TM-24-500046	Tentative map for a one lot industrial subdivision is a companion item on this agenda.

Related Applications

Application Number	Request
VS-24-0189	A request to vacate and abandon easements of interest to Clark County is a companion on this agenda.

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.

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 plans depict a greater number of trees and buffer strip exceeding the required area along the west property line. The sustainability table shows 4.75 of the 7 points being met with a possible additional 1 point for the buffer area greatly exceeding the required area and number of trees. Staff counts 6 of the 7 points being met on this site after review of the plans. The tree canopy of parking lot trees does exceed 50% of the hardscape paving square foot space for actual parking spaces, if not actually covering the paved areas. Overall, the landscape plan provides approximately 30% additional trees above and beyond those required for this site. The architecture meets the requirements per Code, the site is compatible with the surrounding commercial and industrial uses; and has adequate transportation connectivity to collector, arterial, and regional highways. Staff could support the design review; however, since Public Works does not support the waivers to the driveway geometrics, staff does not support the design review.

Public Works - Development Review

Waiver of Development Standards #1

Staff finds that the reduced throat depth for the driveways on Rainbow Boulevard, Badura Avenue and Arby Avenue, will result in on street stacking of vehicles. Since this area sees high

volumes of traffic, it is important that traffic can flow without the impediment of vehicles attempting to access the parking lot. Therefore, staff cannot support this request.

Waiver of Development Standards #1d, #1e

Staff cannot support the request to increase driveway width for the driveways on Arby Avenue and Badura Avenue. Staff finds the increased driveway width will cause confusion between pedestrians crossing the driveway and vehicles entering and exiting the site.

Staff Recommendation

Denial.

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

If approved:

- 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 4 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;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Rainbow Boulevard improvement project;
- 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;

- The installation of detached sidewalks will require the vacation of excess right-of-way together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or the execution of a License and Maintenance Agreement for non-standard improvements in the right-of-way.

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 #0231-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MAJESTIC EJM ARROYO III, LLC

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