

DISTRIBUTION CENTER
(TITLE 30)

LAMB BLVD/ALTO AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0614-WARDLEY PROPERTIES, LLC:

WAIVER OF DEVELOPMENT STANDARDS to not provide cross access.

DESIGN REVIEW for finished grade in conjunction with a previously approved distribution center on 4.4 acres in an M-D (Designed Manufacturing) (AE-70, AE-75, & APZ-2) Zone.

Generally located on the southeast corner of Alto Avenue and Lamb Boulevard within Sunrise Manor. MK/jvm/jo (For possible action)

RELATED INFORMATION:

APN:

140-17-301-001

DESIGN REVIEW:

Increase finished grade to 3.5 feet where a maximum of 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 133.3% increase).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS AND DESIGN/RESEARCH PARK

Site Plan & History

The approved site plan (DR-21-0121) depicted a distribution center (90,042 square feet), with a rectangular shape oriented east to west, with access from 2 proposed commercial driveways. The first driveway is located on the northeast corner of the site adjacent to Alto Avenue. The second driveway is located on the southwest corner of the site adjacent to Lamb Boulevard. Ninety-five parking spaces are located along the north property line, a portion of the west property line, and adjacent to the distribution center, on the north facing elevation. The distribution center design includes 2 loading docks in the rear portion of the building (southwest and southeast corners) and the entrances to the proposed building are located along the north, east, and west facing elevations of the building. The proposed building is set back 77 feet from the north property line, 83 feet from the west property line, 42 feet from the east property line, and 4 feet from the south property line. Pedestrian walkways, trash enclosures, and security camera locations are integrated throughout the design. Cross access was originally proposed on the southeast corner of the site, which was to connect to the existing distribution center to the south; however, the property owner to the south has refused to enter into an agreement. The distribution center building has now been reduced to 89,284 square feet. In addition, the applicant is also requesting to increase the allowed finished grade.

Applicant's Justification

The applicant has provided written documentation from the property owner to the south refusing to enter into a cross access agreement. In addition, the request to increase finished grade is to flatten the site and provide for positive drainage.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-21-0121	Distribution center	Approved by PC	May 2021
UC-1870-03	Allowed a temporary commercial event to exceed the days allowed per Code, and a design review for the event - expired	Approved by PC	January 2004
UC-0275-03	Allowed a commercial center with related commercial uses - expired	Approved by PC	March 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Industrial	M-1	Undeveloped
South	Business and Design/Research Park	M-D	Existing distribution center
East & West	Business and Design/Research Park	M-D	Office warehouse buildings

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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.

Staff can support the applicants request to not be required to provide cross access to the property to the south. The applicant has provided written documentation of the property owner to the south refusing to enter into a cross access agreement. Therefore, staff recommends approval of this request.

Public Works - Development Review

Design Review

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

- 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 this application must commence within 2 years of approval date or it 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 a 54 foot property line radius at the northwest corner of the site;
- Applicant shall post "NO TRUCKS" signage at the Lamb Boulevard driveway.
- 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.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: ROSALINDA MEADOR-APARICIO

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