

12/08/21 BCC AGENDA SHEET

DISTRIBUTION CENTER
(TITLE 30)

COLTON AVENUE/LAMB BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0574-TRANS-AERO LAND & DEVELOPMENT CO & BUCKLEY TRUST:

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS for throat depth.

DESIGN REVIEWS for the following: **1)** finished grade; **2)** distribution center; and **3)** alternative landscaping on 12.9 acres in an M-D (Designed Manufacturing) (AE-75 & APZ-2) Zone.

Generally located on the east side of Lamb Boulevard and the south side of Colton Avenue within Sunrise Manor. MK/jvm/jo (For possible action)

RELATED INFORMATION:

APN:

140-08-401-020

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Allow a minimum throat depth (Colton Avenue) of 6.4 feet where 75 feet is the minimum throat depth allowed per Uniform Standard Drawing 222.1 (a 91.5% reduction).
- b. Allow a minimum throat depth (Lamb Boulevard) of 14.6 feet where 75 feet is the minimum throat depth allowed per Uniform Standard Drawing 222.1 (an 80.5% reduction).
- c. Allow a minimum throat depth (Lamb Boulevard) of 24.7 feet where 75 feet is the minimum throat depth allowed per Uniform Standard Drawing 222.1 (an 67% reduction).

DESIGN REVIEWS:

1. Increase finished grade to 16 feet where a maximum of 1.5 feet is the standard per Section 30.32.030 (a 967% increase).
2. Distribution center.
3. Alternative landscaping.

LAND USE PLAN:

SUNRISE MANOR - INDUSTRIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 12.9
- Project Type: Distribution center
- Number of Stories: 1
- Building Height (feet): 44
- Square Feet: 238,516
- Parking Required/Provided: 182/236

Site Plan

The plan depicts a 12.9 acre site, that is rectangular in shape with a north to south orientation. Building 1 of 2 is located near the northerly boundary of the parcel and Building 2 of 2 is located toward the southern end of the parcel. Ingress/egress to the site is proposed by 1 driveway from Colton Avenue and 2 driveways on Lamb Boulevard. The southerly driveway on Lamb Boulevard will be a shared access with the property to the south. Parking is primarily provided on the east and west sides of the buildings. Loading bays are located on the north and south sides of Building 1 and on the north side of Building 2. Trash enclosures are located on the north and south perimeters of the site.

Landscaping

Landscaping is proposed in a 15 foot wide planter behind an attached sidewalk along Lamb Boulevard and in a minimum 21 foot wide planter behind an attached sidewalk on Colton Avenue. Both of these proposals are permitted alternatives along street frontages. Additional landscaping is provided in the parking areas and around the buildings.

Elevations

The plans depict a maximum height of 41 feet to the top of the parapet wall for Building 1 and a maximum height of 44 feet for Building 2. The height of the buildings vary slightly and have been designed to break-up the roofline and enhance the overall look of the buildings. The materials will consist of concrete tilt-up paneling with vertical banding, pop-outs, metal canopies, and will be painted with neutral colors. Portions of each building will include aluminum storefront doors and window systems. The loading spaces on the south side of Building 1 and the north side of Building 2 will face each other interior to the site. The loading spaces on the northside of Building 1 facing Colton Avenue are screened by an intense landscape buffer provided along the street.

Floor Plans

The plans depict an open floor plan with loading and receiving areas.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed distribution center is compatible with existing and planned uses in the surrounding area and should not create any negative impacts to surrounding properties.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0248-97	Reclassified from R-E to M-D zoning on the subject parcel as part of a larger request	Approved by BCC	March 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	C-1 & R-T	Undeveloped & mobile home park
South	Industrial	M-D	Undeveloped
East	Industrial	M-D & M-1	Office/warehouse
West	Business and Design/Research Park	M-D	Distribution center

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.

Design Reviews #2 & #3

The distribution center complies with Urban Specific Policy 19 of the Comprehensive Master Plan which encourages breaking-up the mass of the building through height variations. Urban Specific Policy 7 encourages land uses that are complementary and are of similar scale and intensity. Staff finds the distribution center is compatible with, and complementary to, the industrial buildings located to the east and west of the project site. The overhead, roll-up doors of the buildings are appropriately screened from the public right-of-way and adjacent developments. Parking lot landscaping, consisting of 24 inch box trees, is equitably distributed throughout the interior of the project site; therefore, staff can support these requests. Staff finds the proposed alternative parking lot landscaping, including the distribution of the trees and landscape finger islands, is appropriate for the project site. The distribution center requires 208 trees for the street landscape and interior parking lot areas. Staff finds the proposed landscaping

will reduce the “heat island” effect, and improve the aesthetics of the project site and the surrounding area.

Public Works - Development Review

Waiver of Development Standards #1a & #1c

Staff can support the reduced throat depth for the southern driveway on Lamb Boulevard and for the driveway on Colton Avenue. The applicant has reduced the potential conflicts by providing extra landscape planters adjacent to the driveways to provide drivers more distance before they encounter any conflicting parking spaces.

Waiver of Development Standards #1b

Staff cannot support the reduced throat depth of the northern driveway on Lamb Boulevard since there will be conflicts with passenger vehicles and semi trucks making a variety of turning movements when entering and exiting the site.

Design Review #1

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 of waiver of development standards #1a and #1c, and the design reviews; denial of waiver of development standards #1b.

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

If approved:

- 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 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.
- 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

- Applicant is advised that fire/emergency access must comply with the Fire Code.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Sunrise Manor - approval of waiver of development standards #1a and #1c, and the design reviews; denial of waiver of development standards #1b.

APPROVALS:

PROTESTS:

COUNTY COMMISSION ACTION: November 17, 2021 – HELD – To 12/08/21 – per the applicant.

APPLICANT: HIP I-15 NORTH III, LLC

CONTACT: LINDSAY BROWN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135