

06/08/22 BCC AGENDA SHEET

INDUSTRIAL WAREHOUSE
(TITLE 30)

LAKE MEAD PKWY/EASTGATE RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-22-400054 (WS-19-0927)-DFA, LLC:

WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: **1)** reduced security gate setback; **2)** alternative landscaping; **3)** attached sidewalk; and **4)** reduced parking.

DESIGN REVIEW for a 265,000 square foot office/warehouse building on 15.1 acres in an M-1 (Light Manufacturing) Zone and an M-2 (Industrial) Zone.

Generally located on the north side of Eastgate Road and the west side of Fourth Street within Whitney. JG/jor/syp (For possible action)

RELATED INFORMATION:

APN:

178-13-201-017

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the setback for a security gate to 20 feet where 50 feet is required per Section 30.64.020 and Uniform Standard Drawing 222.1 (a 60% reduction).
2. Allow small trees where large trees are required per Section 30.64.030.
3. Allow an attached sidewalk on Eastgate Road where a detached sidewalk is required per Table 30.64-2.
4. Reduce parking to 354 spaces where 393 spaces are required per Chapter 30.60 (a 10% reduction).

LAND USE PLAN:

WHITNEY - INDUSTRIAL EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Acreage: 15.1
- Project Type: Industrial warehouse
- Building Height (feet): 50
- Square Feet: 265,000 (total)/254,500 (warehouse)/7,500 (office)
- Parking Required/Provided: 393/354

Site Plans

The previously approved plans for WS-19-0927 depicted a 262,000 square foot tilt-up office/warehouse building on 15.1 acres in the M-1 (Light Manufacturing) and M-2 (Industrial) Zones. A small portion (100 feet) of the property fronts on public right-of-way at Eastgate Road; however, driveway access will be from private roads. Each of the 3 access points are from private roads located on the south and east sides of the property. Today, the applicant is requesting a first extension of time to complete the project.

Landscaping

The previously approved landscape plan per WS-19-0927 still meets Title 30 requirements with the exception of the attached sidewalk along Eastgate Road and installing small trees rather than large trees in the area under Nevada Power facilities.

Elevations

No changes are proposed to the previously approved elevation plans. The elevations depict a painted (earth tone) concrete tilt-up office/warehouse building with a maximum height of 50 feet. Overhead roll-up doors are located on the east face of the building. The building includes façade treatments, including panel in-sets, changes in parapet height, horizontal reveals, and aluminum tinted window frames.

Floor Plans

No changes are proposed to the previously approved floor plans. The floor plan depicts a 254,500 square foot warehouse facility and 7,500 square foot supporting office space located at the southwest corner of the building.

Previous Conditions of Approval

Listed below are the approved conditions for WS-19-0927:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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;
- Applicant shall coordinate off-site improvements with the City of Henderson.

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 #0691-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

Per the applicant, early grading permits have been pulled for the site and proper surveying, rough grading, geotechnical services have also commenced on-site. Furthermore, civil improvement plans, a drainage study, and NV Energy design along with additional utilities have commenced.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0927	Office/warehouse building (265,000 square feet) on 15 acres with waivers to reduce security gate setback, alternative landscaping, allowed an attached sidewalk, and reduced parking	Approved by BCC	January 2020
WS-0188-12	Industrial building on a portion of 251 acres	Approved by PC	May 2012
UC-403-90 & VC-888-90	Maintain an industrial complex on 350 acres	Approved by BCC	June 1991

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Industrial Employment	M-1 & M-2	Industrial & manufacturing
South	City of Henderson	IG	Industrial building
West	Industrial Employment	M-1 & M-2	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

Staff finds that the applicant has existing technical studies with Public Works such as the following: PW19-20123 (drainage study), PW19-20123-EG01 (early grading), PW20-18628 (off-site improvements), PW20-18628-B01 (bonds), PW21-12550 (drainage study), and PW22-12712 (minor deviation - finished floor elevation). Since the applicant has demonstrated significant progress toward completion of the project, staff can support an extension of time.

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:

Current Planning

- Until June 8, 2024 to commence.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; 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; and that 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.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: ETHOS|THREE ARCHITECTURE

CONTACT: KLEIF CARROLL, ETHOS|THREE ARCHITECTURE, 8985 S. EASTERN AVENUE, SUITE 220, LAS VEGAS, NV 89123