

DISTRIBUTION CENTER  
(TITLE 30)

SHATZ ST/TROPICAL PKWY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-22-0285-LV TROPICAL INDUSTRIAL LP:**

**USE PERMIT** for a distribution center.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** allow an attached sidewalk; and **2)** allow a modified driveway design.

**DESIGN REVIEWS** for the following: **1)** a proposed distribution center; and **2)** finished grade on 4.6 acres in an M-2 (Industrial) (AE-70) Zone.

Generally located on the east side of Shatz Street and the south side of Tropical Parkway within Sunrise Manor. MK/rk/syp (For possible action)

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RELATED INFORMATION:

**APN:**

123-27-701-010

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Allow a proposed attached sidewalk along a collector street (Tropical Parkway) where a detached sidewalk is required per Figure 30.64-17.
2.
  - a. Reduce throat depth for the driveway along Shatz Street to a minimum of 70 feet where 75 feet is the standard per Uniform Standard Drawing 222.1 (a 7% reduction).
  - b. Reduce throat depth for the driveway along Tropical Parkway to a minimum of 9 feet where 75 feet is the standard per Uniform Standard Drawing 222.1 (an 88% reduction).

**DESIGN REVIEWS:**

1. For a proposed distribution center.
2. Increase finished grade to 92 inches (7.7 feet) where a maximum of 36 inches (3 feet) is the standard per Section 30.32.040 (a 156% increase).

**LAND USE PLAN:**

SUNRISE MANOR - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A

- Site Acreage: 4.6
- Project Type: Distribution center
- Number of Stories: 1
- Building Height (feet): Up to 45
- Square Feet: 84,825
- Parking Required/Provided: 85/90

#### Site Plans

The plans depict a proposed 84,825 square foot distribution center consisting of a single building located in the central portion of the site. The site is bounded by public right-of-way on 2 sides of the development. Access to the site is provided by 1 driveway on Shatz Street, and 1 driveway on Tropical Parkway. Parking for the facility is located along the north, south, and east perimeters of the parcel. The building is set back 21 feet from Shatz Street, 75 feet from Tropical Parkway, 87 feet from the south property line, and 76 feet from the east property line. Loading areas and trash enclosures are located on the east side of the building. The service area that contains overhead doors and loading docks is screened from public view by the building itself. A total of 90 parking spaces are provided where 85 parking spaces are required. This project is in proximity to the City of North Las Vegas and is considered a project of regional significance. Rise reports have been provided and are on file.

#### Landscaping

The street landscaping consists of a 21 foot wide landscape area behind an attached sidewalk along Shatz Street and a minimum 11 foot wide landscape area behind an attached sidewalk along Tropical Parkway. Additionally, the project provides an 8 foot high masonry wall along the south property line. Interior to the site, landscaping is distributed throughout the parking lot and around portions of the building footprints. The landscape materials include large trees, shrubs, and groundcover.

#### Elevations

The building will be 45 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 42 feet to 45 feet and has been designed to break-up the roofline and enhance the overall look of the building. The loading dock area will be located on the east side of the building and screened from public view by the building itself and street landscaping.

#### Floor Plans

The plans depict an 84,825 square foot distribution shell building and incidental office areas shown at the corners of the buildings.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

The applicant indicates this project has been designed and will be constructed in accordance with most of Title 30 requirements and has been more than adequately parked with 90 stalls where 85 stalls are required. The site has been designed to have the loading docks and all activity internal

to the project, and no docks will face any public street. Additionally, the building design and project layout are compatible with the existing and planned developments in the area.

#### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-0930-01	Reclassified this site and the parcel to the east to M-2 zoning for an equipment storage yard	Approved by BCC	September 2001

#### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Business Employment	M-2	Undeveloped
South & East	Business Employment	M-2	Equipment storage yard
West	City of North Las Vegas	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**

##### Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

A distribution center in the M-2 zoning district is only permitted subject to approval of a use permit which is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. The applicant is proposing to operate a warehouse and distribution facility. The site is surrounded by warehouses, outside storage uses, and undeveloped properties which makes this use compatibility with existing land use patterns and adjacent uses which are impacted by the Nellis Airport Environs.

##### Waivers of Development Standard

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.

#### Waiver of Development Standard #1

The proposed 11 foot wide landscape area adjacent to the proposed attached sidewalk on Tropical Parkway exceeds existing landscape in the area and is compatible with the attached sidewalks along this street alignment. Most developments west of this project have attached sidewalks. Additionally, this street dead ends into the Las Vegas Speedway 2,300 feet to the east; therefore, staff can support this request.

#### Design Review #1

The site lies adjacent to and nearby existing outside storage and warehouse developments. The entire surrounding area is planned for industrial uses and most of the design elements and layout of this project will be harmonious with the existing developments in the area. Furthermore, the project complies with many policies within the Master Plan which encourages loading areas and overhead doors to be screened from streets. This project provides perimeter street landscaping, and the distribution center is both aesthetically pleasing and will provide additional warehouse space to the Las Vegas Valley. Therefore, staff can support this request.

#### **Public Works - Development Review**

##### Waiver of Development Standards #2

Staff has no objection to the reduction in the throat depths for both the Tropical Parkway and Shatz Street commercial driveways. Due to Tropical Parkway ending just east of Hollywood Boulevard, as well as Shatz Street ending to the south at El Campo Grande Avenue, there will be low volumes of traffic.

#### Design Review #2

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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

#### **PRELIMINARY STAFF CONDITIONS:**

##### **Current Planning**

- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation.
- 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; 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;
- 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.

**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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0402-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** LV TROPICAL INDUSTRIAL LP C/O HOPEWELL DEVELOPMENT

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