

OFFICE/WAREHOUSE
(TITLE 30)

ARVILLE ST/SLOAN RD
(SLOAN)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-22-0189-AUTUM SPRING, LLC & SLOAN 20, LLC:

ZONE CHANGE to reclassify 3.5 acres from an R-U (Rural Open Land) Zone and an H-2 (General Highway Frontage) Zone to an M-D (Designed Manufacturing) Zone.

DESIGN REVIEW for an office/warehouse complex.

Generally located on the east side of Arville Street (alignment), 2,500 feet south of Sloan Road and west of I-15 within South County (description on file). JJ/jt/jo (For possible action)

RELATED INFORMATION:

APN:

191-30-501-001

LAND USE PLAN:

SOUTH COUNTY (SLOAN) - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.5
- Project Type: Office/warehouse complex
- Number of Stories: 1
- Building Height (feet): 26
- Square Feet: 19,796
- Parking Required/Provided: 33/41

Site Plan

The site plan depicts an office/warehouse complex consisting of 4 buildings on a triangular shaped parcel. The northern 2 buildings are adjacent to each other, and the southern 2 buildings are also adjacent to each other. Setbacks for the northern set of buildings include 40 feet to the northern property line, 140 feet to the east property line along I-15, and 78 feet to the west property line. Setbacks for the southern sets of buildings are 28 feet to the east property line along I-15 and 60 feet to the west property line.

Access to the site is provided by a driveway entrance at the northwest portion of the site at the corner of Arville Street and a future unnamed street. A drive aisle and parking spaces are located

along the west side of the site, and outside storage yards are located on the east side of the site, adjacent to I-15.

Per Title 30, outside storage must be accessory (smaller in area) than an indoor principal use. The plans indicate that areas around the buildings will only accommodate vehicle loading, unloading, and circulation, and a portion of the area to be used for outside storage will remain smaller in area than the buildings.

A leach field will be in the northeast portion of the site, and a water tank, pump house, and well head will be located on the south side of the site. Lastly, trash enclosures are located near each building.

Landscaping

Landscaping will be located on either side of the driveway at the northwest portion of the site, within landscape fingers in the parking lot, in front of each building, and along the east property line adjacent to I-15. Trees include Japanese Blueberry and Shoestring Acacia. However, the Japanese Blueberry trees are not recommended by the Southern Nevada Water Authority/Southern Nevada Regional Planning Coalition Regional Plant List. As a result, the tree type will need to be updated to comply with the Regional Plant List during the building permit process.

Eight foot high screen walls with trees per Code are along the east property line, adjacent to I-15, and between the outside areas for each building.

Elevations

Maximum height for each building is approximately 26 feet high to the top of a dividing wall between each set of buildings. However, besides the dividing walls, the remainder of the buildings are 24 feet high to the top of the parapet walls along the rooflines. Exterior materials include CMU walls with various color bands and finishes, metal awnings, aluminum storefront windows, and overhead roll-up doors.

Floor Plan

Each building is 4,949 square feet, and the interior space includes accessory office space, restrooms, and warehouse area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the zone change is conforming with the master plan designation for the site, and the design of the office/warehouse complex complies with all Title 30 standards.

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|--------------|----------------------------------|------------------------|--------------------------|
| North & West | Business Employment | R-U | Undeveloped |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|--------------|----------------------------------|------------------------|--------------------------|
| South & East | Open Lands | H-2 | I-15 |

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**Zone Change

The conforming zone boundary amendment is within the range of intensity planned for this site in the Master Plan. Also, M-D zoning is consistent with the area. For example, undeveloped parcels located approximately 330 feet north of this site are zoned M-D. Farther north on Arville Street, several parcels are zoned M-1 and developed with a refuse transfer station. The remainder of the parcels in this area are zoned R-U and mostly undeveloped. Lastly, outside storage as well as intense industrial uses are limited in the M-D zone. This will help encourage aesthetically pleasing development and uses within the view corridor from I-15. As a result, staff can support the zone change.

Design Review

The design of the office/warehouse complex is consistent with the standards of approval for a design review. The site layout and buildings create an orderly and aesthetically pleasing environment that is compatible with the area. However, the applicant is advised that any area used for outside storage must be accessory to the interior principal use. This will help ensure that the outside storage area does not become unsightly or undesirable in appearance as viewed from I-15.

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**

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Replace the Japanese Blueberry tree with a tree recommended by The Southern Nevada Water Authority/Southern Nevada Regional Planning Coalition Regional Plant List;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that any outside storage must be accessory to an indoor principal use; 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 the design review application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include portions of a knuckle for Arville Street;
- Provide paved legal access;
- Applicant shall coordinate with Public Works - Development Review to apply for a Bureau of Land Management (BLM) right-of-way grants.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

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 #0183-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PETERSEN MANAGEMENT, LLC

CONTACT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC, 5052 S. JONES BLVD., SUITE 110, LAS VEGAS, NV 89118