

DISTRIBUTION CENTER
(TITLE 30)

HOLLYWOOD BLVD/TROPICAL PKWY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0345-DPIF3 NV 14 HOLLYWOOD BLVD, LLC:

USE PERMIT to allow a distribution center.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** attached sidewalk; and **2)** alternative commercial driveway geometrics.

DESIGN REVIEWS for the following: **1)** distribution center; **2)** finished grade; and **3)** alternative parking lot landscaping on 18.0 acres in an M-2 (Industrial) (AE-75) Zone.

Generally located on the east side of Hollywood Boulevard and the north side of Tropical Parkway within Sunrise Manor. MK/bb/syp (For possible action)

RELATED INFORMATION:

APN:

123-26-201-002; 123-26-201-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow an attached sidewalk along Hollywood Boulevard and Tropical Parkway where a detached sidewalk is required per Table 30.64-2.
2.
 - a. Reduce throat depth on the Hollywood Boulevard driveway to 55 feet where 100 feet is the minimum per Uniform Standard Drawing 222.1 (a 45% reduction).
 - b. Reduce throat depth on the western Tropical Parkway driveway to 46 feet where 100 feet is the minimum per Uniform Standard Drawing 222.1 (a 54% reduction).
 - c. Reduce throat depth on the eastern Tropical Parkway driveway to 43 feet where 100 feet is the minimum per Uniform Standard Drawing 222.1 (a 57% reduction).
 - d. Reduce the Tropical Parkway driveway approach distance to 109 feet where 150 feet is the minimum per Uniform Standard Drawing 222.1 (a 27% reduction).

DESIGN REVIEWS:

1. Distribution center.
2. Increase finished grade to 42 inches (3.5 feet) where a maximum of 36 inches (3 feet) is the standard per Section 30.32.040 (a 14% increase).
3. Alternative parking lot landscaping in conjunction with distribution center.

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 18
- Project Type: Distribution center
- Number of Stories: 1
- Building Height (feet): 46
- Square Feet: 336,000
- Parking Required/Provided: 161/341

Site Plan

The site plan depicts a 336,00 square foot distribution center located on 18 acres in the M-2 zoning district. The center will have 341 parking spaces, including 8 accessible spaces. An additional 72 tractor trailer spaces will be provided on the south side of the property. The distribution center building is located at the center of the site. Setbacks are 93 feet from the north property line, 90 feet from the east property line, 210 feet from the south property line along Tropical Parkway, and 139 feet from the west property line along Hollywood Boulevard. Access includes 2 driveways from Tropical Parkway and 1 driveway from Hollywood Boulevard. A waiver of development standards is necessary to reduce the throat depth for all the driveways. Trash enclosures and roll-offs will be kept inside the building.

Landscaping

Landscaping includes street landscaping along Hollywood Boulevard and Tropical Parkway, landscaping along the east property line, parking lot landscaping fingers, and landscaping around the perimeter of the distribution center in planter boxes.

Along Hollywood Boulevard and Tropical Parkway, landscaping includes trees, shrubs, and rock surfaces behind an existing attached sidewalk. Landscaping along Tropical Parkway and Hollywood Boulevard is over 20 feet wide behind a proposed attached sidewalk. A waiver of development standards is necessary to allow an attached sidewalk along Tropical Parkway and Hollywood Boulevard where a detached sidewalk is required. No residential properties are in the area. A 14.5 foot landscape strip is provided along the north property line and landscape fingers in the parking lot are provided for every 11 parking spaces in most areas. A design review from the landscaping standard is required for not having a minimum of 8 feet landscaping adjacent to parking spaces.

Elevations

The distribution center consists of painted concrete panels with vertical reveals on elevation planes. The highest portion of the building reaches 46 feet, while lower portions reach 45 feet. Architectural components include storefront window systems with painted metal canopies, aluminum storefront windows at the corners and center of the building. Sixty-six depressed loading docks with overhead roll-up doors are located on the south elevation.

Floor Plan

The 336,000 square foot distribution center includes 3 areas of possible office space at the northwest (4,500 square feet) and northeast (4,500 square feet) corners of the building, and 6,000 square feet in the north central area of the building. A portion of the building could be used for manufacturing purposes in the future, if needed.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is proposing distribution center uses and not heavy manufacturing uses due to the current demand for distribution sites in the Las Vegas area. The property slopes from north to south and a small area of increased finished grade will exceed the 3 foot maximum. The elevation drop from north to south is approximately 10 feet. Mechanical equipment will be shielded from view by the parapet walls.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1321-05	Vacated and abandoned right-of-way on Radwick Drive	Approved by PC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-1	Warehouse
South & East	Business Employment	C-2	Speedway property
West	Business Employment	M-2	Warehouse

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. The proposed use will not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood. The surrounding area is currently developed with similar warehouse and distribution uses, and other industrial uses that are compatible with the proposed use. Therefore, staff can support this request.

Waivers 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.

Waiver of Development Standards #1

This area of the County is not located near residential areas or commercial retail centers. Retaining attached sidewalks will not create undue hardship or limit neighborhood access by pedestrians. The additional open space and landscape areas are complementary to the attached sidewalks. The use of the area adjacent to the property included in the waiver request will not be affected in a substantially adverse manner. However, due to Public Works denial of waiver of development standards #2d, staff cannot support this request.

Design Reviews #1 & #3

The proposed design complies with several policies in the Master Plan. The Master Plan encourages development that is a similar scale and intensity to adjacent development. This project is at a similar scale to adjacent distribution centers and office/warehouse developments. Master Plan Policy 4.2.6 supports development that is compatible with freight operations. Policy SM-5.1 encourages the compatible development of businesses that provide an employment base near the residents of Sunrise Manor. The Master Plan encourages in part screened parking areas and intensive landscaping for business and research park developments. The landscaping on the perimeter of this industrial development improves visual quality and buffering. The project includes extensive perimeter landscaping to visually buffer the building, parking spaces, and loading zones. However, due to Public Works denial of waiver of development standards #2d, staff cannot support these requests.

Public Works - Development Review

Waiver of Development Standards #2a, 2b, & 2c

Staff has no objection to the reduced throat depth for all the driveways. The applicant has worked with staff to remove some parking spaces to allow additional space for vehicles to avoid immediate conflict with those trying to exit parking stalls. The easterly driveway on Tropical Parkway has the least amount of throat depth, but should see minimal traffic as Tropical Parkway ends immediately to the east.

Waiver of Development Standards #2d

Staff cannot support the approach distance for the Tropical Parkway driveway. This driveway will potentially be the most used due to the design of the site causing trucks entering off Tropical Parkway to stack all the way to Hollywood Boulevard. Queuing in the right-of-way on Tropical Parkway and potentially Hollywood Boulevard will affect the property to the south.

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 of the use permit, waiver of development standards #2a, #2b, and #2c, and design review #2; denial of waivers of development standards #1 and #2d, and design reviews #1 and #3.

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

If approved:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include a 54 feet property line radius at the southwest corner of the site.
- 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; and that there is a 30 foot wide public drainage easement on the east side of the site.

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 and reference POC Tracking #0233-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC Sunrise Manor - approval (per revised plans; attached sidewalk on northwest corner); waiver of development standards #2d was withdrawn.

APPROVALS:

PROTESTS:

APPLICANT: TREASEA WOLF

CONTACT: TREASEA WOLF, KIMLEY-HORN, 6671 LAS VEGAS BOULEVARD
SOUTH #320, LAS VEGAS, NV 89119