

DISTRIBUTION CENTER &  
OFFICE/WAREHOUSE COMPLEX  
(TITLE 30)

**UPDATE**  
GARZA ST/I-15  
(SLOAN)

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-22-0302-AUTUM SPRING, LLC & SLOAN 20, LLC:**

**HOLDOVER ZONE CHANGE** to reclassify 17.4 acres from an R-U (Rural Open Land) Zone and an H-2 (General Highway Frontage) Zone to an M-D (Designed Manufacturing) Zone.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce setbacks; **2)** reduce landscaping; and **3)** reduce throat depth.

**DESIGN REVIEWS** for the following: **1)** distribution center and office/warehouse complex; and **2)** finished grade.

Generally located on the east side of Garza Street (alignment) and the northwest side of I-15, 3,500 feet south of Sloan Road within South County (description on file). JJ/jt/jo (For possible action)

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**RELATED INFORMATION:**

**APN:**

191-30-201-004

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the front setback to 15 feet where 20 feet is the minimum per Table 30.40-5 (a 25% reduction).
2. Reduce landscaping adjacent to a freeway where landscaping per Figure 30.64-4 is required.
3. Reduce throat depth to 10 feet where 75 feet is required per Uniform Standard Drawing 222.1 (an 87% reduction).

**DESIGN REVIEWS:**

1. Distribution center and office/warehouse complex.
2. Increase finished grade to 78 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 117% increase).

**LAND USE PLAN:**

SOUTH COUNTY (SLOAN) - BUSINESS EMPLOYMENT

## **BACKGROUND:**

### **Project Description**

#### General Summary

- Site Address: 1501 Las Vegas Boulevard South
- Site Acreage: 17.4
- Project Type: Distribution center & office/warehouse complex
- Number of Stories: 1
- Building Height (feet): 39
- Square Feet: 290,804
- Parking Required/Provided: 209/295

#### Site Plan

The triangular site is located to the east and parallel with I-15, approximately 3,500 feet south of Sloan Road. The Garza Street alignment is on the west side of the site. The plan shows a distribution center (Building 1) on the northwest portion of the site, with 1 warehouse building (Building 2) to the south of and 1 warehouse building (Building 3) to the east of the distribution center. Building 2 is set back 15 feet from Garza Street, necessitating the waiver request. Parking is located on the west side of the site along Garza Street, as well as within parking courts located throughout the site, adjacent to the entrances to the accessory office areas within the buildings. Access to the site is from 3 driveways along Garza Street. Drive aisles surround Building 1, run along the south of Building 2 and along the west of Building 3. A 14,765 square foot outside storage area is shown on the southernmost portion of the site. An additional 42 inches of fill is necessary for draining purposes, generally located in the center of the site.

Three groups of loading docks are located on the west side of Building 1 facing Garza Street, setback 100 feet east of the street and screened from the street by the landscaping along Garza Street. Two groups of loading docks are located on the east side of the building, and 1 group of loading docks is located on the south side. One group of loading docks is located on the east side of Building 2, and 1 group of loading docks is located on the west side of Building 3.

A leach field is shown 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.

Four billboards exist along the eastern property, adjacent to I-15. An access easement for the billboard and utilities is located along the northern and eastern property lines.

#### Landscaping

An 8 foot landscape strip is provided behind an attached sidewalk along most of Garza Street. A 15 foot wide landscape area is located between the sidewalk and Building 2 along the southern portion of Garza Street. Parking lot landscaping is shown throughout the parking area. An 8 foot high decorative wall is located along the I-15 freeway; however, landscaping is not provided immediately adjacent to the wall per Code. Eighteen trees are located on the west side of the billboard access easement. A decorative wall also surrounds the outside storage on the south side of the site.

### Elevations

All buildings are 39 feet tall with a flat roof behind varied parapet walls. The exterior consists of tilt-up concrete walls painted in gray tones, decorative awnings painted with a copper tone, faux windows and aluminum storefront windows and doors at the entrances. Roll-up doors are located at grade as well as in the loading docks.

### Floor Plans

Building 1 is 227,331 square feet, Building 2 is 27,155 square feet, and Building 3 is 36,318 square feet. Accessory offices are located within the warehouse shells of all the buildings.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant indicates the zone change request is consistent with the Business Employment land use category for this site and the surrounding area. Regarding the waivers, 15 feet of landscaping is provided to mitigate the reduced setback for Building 2 and landscaping is not permitted in the billboard access easement; therefore, trees are provided outside of the easement. Overall, the applicant states the project is consistent with the Master Plan and will not impact the surrounding area or utilities and results in a logical and orderly development pattern.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
WS-1061-01	Increased height of 4 off-premises signs	Approved by PC	October 2001

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North & West	Business Employment	R-U	Undeveloped
South & East	Open Lands; Public Use; & Entertainment Mixed-Use	H-2 & M-D	I-15, vacant go-kart racing facility, & undeveloped

### **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, approximately half a mile north of this site are undeveloped parcels zoned M-D and a refuse transfer station zoned M-1. In addition, a warehouse and distribution center complex are approved in an M-D zone located across I-15, to the southeast of the subject site. Lastly, outside storage as well as

intense industrial uses are limited in the M-D zone. This will help encourage aesthetically pleasing developments and uses within the view corridor from I-15. As a result, staff can support the zone change.

#### 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

Staff can support the 5 foot reduction to the front setback since a landscape strip which is twice as wide as the required landscape strip, is provided between the building and sidewalk.

#### Waiver of Development Standards #2

While the required decorative block wall is shown along the I-15 frontage, an access easement for the existing billboard exists which prohibits the planting of trees. The applicant has provided 18 trees in the area available outside the easement. Staff supports the request.

#### Design Review #1

The design of the office/warehouse complex is consistent with the standards of approval for a design review. The use of parking courts within landscaped areas separating the parking from the drive aisle helps to provide an efficient circulation pattern. The buildings incorporate design features such as faux windows and decorative awnings to break-up the mass of the buildings. The site layout and buildings create an orderly and aesthetically pleasing environment that is compatible with the area; therefore, staff supports the project.

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

#### Waiver of Development Standards #3

Staff has concerns with the reduction in the throat depth for the Cameron Street (Garza Street) commercial driveways. Drivers entering the site will face immediate conflicts with truck traffic waiting for passenger vehicles trying to exit parking stalls, causing potential stacking in the right-of-way, which may lead to collisions. Therefore, staff cannot support this request.

#### 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 zone change, waivers of development standards #1 and #2, and the design reviews; denial of waiver of development standards #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:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised the installation and use of cooling systems that consumptively use water will be prohibited; 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 the waivers of development standards and design reviews must commence within 2 years of approval date or they 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 30 feet for Cameron Street (Garza Street) and associated portions of a knuckle;
- Provide paved legal access;
- Applicant shall coordinate with Public Works - Development Review to apply for Bureau of Land Management (BLM) right-of-way grants.
- 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**

- 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.

### **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 #0210-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS: 3 cards**

**PROTESTS:**

**COUNTY COMMISSION ACTION:** July 20, 2022 – HELD – To 08/03/22 – per the applicant.

**APPLICANT:** PETERSEN MANAGEMENT, LLC

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