

WAREHOUSE
(TITLE 30)

TENAYA WAY/SUNSET RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-22-0448-DSH HOLDING, LLC:

ZONE CHANGE to reclassify 2.5 acres from an R-E (Rural Estates Residential) (AE-60) Zone to an M-D (Designed Manufacturing) (AE-60) Zone.

WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.

DESIGN REVIEWS for the following: **1)** warehouse buildings; **2)** alternative parking lot landscaping; and **3)** finished grade in the CMA Design Overlay District.

Generally located on the north side of Sunset Road, 305 feet east of Tenaya Way within Spring Valley (description on file). MN/md/syp (For possible action)

RELATED INFORMATION:

APN:

163-34-801-013

WAIVER OF DEVELOPMENT STANDARDS

Reduce throat depth to 8 feet where a minimum depth of 75 feet is required per Uniform Standard Drawing 222.1 (an 89.3% reduction).

DESIGN REVIEWS:

1. Warehouse buildings.
2. Alternative parking lot landscaping.
3. Increase finished grade to 48 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 33% increase).

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Warehouse
- Number of Stories: 1
- Building Height (feet): 34
- Square Feet: 18,368 (Building A)/24,533 (Building B)

- Parking Required/Provided: 64/66

Site Plan

This request is for a conforming zone change to reclassify 2.5 acres from an R-E zone to an M-D zone to permit an industrial complex consisting of 2 warehouse buildings. The plan depicts Building A, located on the west half of the site, and Building B, located on the east half of the project site. A 40 foot wide north/south vehicle drive aisle is centrally located within the site, providing separation between Buildings A and B. Screened loading docks are located at the northeast and northwest corners of Buildings A and B, respectively, and are not visible from the public right-of-way. Below is a table reflecting the building setbacks from the north, south, east and west property lines of the site:

Building Setbacks from Property Lines (in feet)				
Building:	Property Line			
	North	East	South	West
A	42	207.5	63	2.5
B	42	0.5	63	167.5

Trash enclosures are centrally located along the north portion of the subject property. Future cross-access is depicted at the southwest and southeast portions of the site. The proposed development requires 64 parking spaces where 66 parking spaces are provided. Access to the site is granted via a single commercial driveway adjacent to Sunset Road. A waiver of development standards is required to reduce the throat depth for the commercial driveway to a minimum of 8 feet. A 5 foot wide detached sidewalk is provided along Sunset Road. An increase to finished grade is also part of this request, with the largest increase along the east property line of the site. An 8 foot high decorative CMU wall is proposed along portions of the east and west property lines and the entirety of the north property line.

Landscaping

The plans depict a 15 foot wide landscape area along Sunset Road featuring a 5 foot wide detached sidewalk. Twenty-four inch box trees, planted 20 feet on center, are located within the street landscape area. In lieu of providing the required amount of landscape finger islands within the interior of the site, specifically at the northeast and northwest corners of the property, and the southeast and southwest corners of Buildings A and B, respectively, additional trees have been distributed throughout the interior of the development. The development requires a total of 11 large trees within the interior of the parking lot. The site has been designed to include an additional 2 large trees (13 total large trees) that will be distributed throughout the interior of the project site.

Elevations

The plans depict a maximum building height of 34 feet to the top of the parapet walls for Buildings A and B. The buildings have a contemporary architectural design consisting of tilt-up concrete panels with metal canopies and aluminum storefront window systems. The exterior of the buildings feature multiple surface planes and variations consisting of walls that are off-set with contrasting color and design schemes. The height of the buildings range from 32 to 34 feet and have been designed to break-up the varying rooflines at the endcaps of each building. The

loading docks for Buildings A and B are oriented towards the rear interior of the site and are screened from public view and the right-of-way. All rooftop mounted equipment will be screened from public view and the right-of-way by parapet walls. The buildings will be painted with neutral colors.

Floor Plans

The plans depict 18,368 square feet and 24,533 square feet of shell space for Buildings A and B, respectively.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the parcel lies within an area planned for Business Employment uses. An expansive area of M-D zoning and uses exist in the immediate area of these parcels. The current land use plan seeks to encourage the expansion of Business Employment uses across mainly vacant/undeveloped parcels in the area that currently have similar Rural Estate (R-E) zoning. This project would help achieve the goals of the land use plan by bringing in employment uses in the existing employment areas near Sunset Road and the CC-215 corridor.

The throat depth reduction request is to allow 8 feet 6 inches where 75 feet is required at the eastern/ingress side of the driveway. No parking will be allowed directly in line with the entry drive. In addition, a 26 foot landscape buffer has been added to the drive aisle for a total distance of 34 feet 6 inches. Additionally, at the western/egress side of the driveway, a reduction to allow 18 feet 6 inches where 75 feet is required. Similarly, no parking will be allowed directly in line with the entry drive and a 24 foot 5 inch landscape buffer has been added for a total distance of 42 feet 11 inches. The parking lots along Sunset Road are relatively small lots with 22 spaces and 16 spaces being provided. The remaining 28 parking spaces are in the rear. The front parking lots will ultimately have cross-access to the adjacent properties' commercial drives, assisting in relieving the impacts of the reduced throat depth. In addition, with on-site traffic controls, the equivalent of the 75 foot minimum throat depth can be safely achieved. Therefore, the requested reduction should not create a public safety concern.

The applicant notes that the cross sections indicate a maximum fill of approximately 3.1 feet (37 inches); however, the concept grading and cross sections were prepared prior to the completion of a Technical Drainage Study/Analysis (currently in process). The applicant respectfully requests consideration to approve an additional 12 inches to the maximum fill depth shown. This approval would accommodate any potential topographic discrepancies and additional flood protection criteria (if necessary).

In an effort to balance optimal safe vehicular and pedestrian movements within the various parking lot areas on the site, a design review for alternative parking lot landscaping is requested. The parking lot design does not include parking lot trees at each end of some of the parking rows. However, 13 large trees have been provided where 11 large trees are required per Code within the parking areas.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-D	Warehouse/office
South	Business Employment	R-3	Multiple family development
East	Business Employment	R-E	Undeveloped
West	Business Employment	C-2	Retail development

The subject site is located within the Public Facilities Needs Assessment (PFNA) area.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

This is a request for a conforming zone change and staff finds the application is compatible with, and appropriate for, both the project site and the surrounding area. The parcels immediately to the north and west of the project site are zoned M-D and C-2, respectively with a planned land use of Business Employment. The Business Employment category provides for concentrated areas of employment and ancillary commercial uses, such as office, distribution centers, warehouse/flex space, technology, and light industrial uses. Furthermore, the requested zone change complies with the Master Plan by protecting the viability of industrial and employment areas within Spring Valley. Staff finds the request should have minimal to no impact on the surrounding area and land uses; therefore, recommends approval of the zone change.

Waiver 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.

Design Review #1

The intent of the CMA Design Overlay District is to encourage and promote a high quality level of development that produces a stable environment in harmony with existing and future development and protects the use and enjoyment of neighboring properties. The design of the proposed warehouse buildings comply with the intent and requirements of the CMA Design Overlay District. Varying roof lines and contrasting colors have been utilized to break-up the mass of the buildings. The proposed buildings are complementary to the warehouse development located to the north and the retail development to the west of the site; therefore, staff can support this request.

Design Review #2

Staff finds the proposed alternative parking lot landscaping, including the distribution of the trees and landscape finger islands, complies with the Master Plan by encouraging screened parking areas and extensive landscaping. The proposed development requires a total of 11 large trees within the interior of the parking lot. The site has been designed to include an additional 2 large trees (13 total large trees) that will be distributed throughout the interior of the development. The proposed landscaping will reduce the “heat island” effect and improve the aesthetics of the project site and the surrounding area. Staff finds that the request to permit alternative parking lot landscaping within the interior of the site is reasonable. The additional trees will provide shade and improve the overall aesthetics of the development; therefore, staff recommends approval.

Public Works - Development Review

Waiver of Development Standards

Staff has no objection the reduced throat depth for the commercial driveway on Sunset Road. The applicant has reduced potential conflicts by providing additional landscape planters adjacent to the driveway.

Design Review #3

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

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- 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 the waiver 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;
- Full off-site improvements;
- Right-of-way dedication to include 55 feet to the back of curb for Sunset Road;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Sunset Road improvement project;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- Vacate any unnecessary rights-of-way and/or easements.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and 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.

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 #0051-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: NEW WEST COMPANY

CONTACT: CHRIS RICHARDSON, RICHARDSON WETZEL ARCHITECTS, 4300 E. SUNSET ROAD, SUITE E-3, HENDERSON, NV 89014