

WAREHOUSE
(TITLE 30)

LAS VEGAS BLVD N/WALNUT RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0002-VWP VEGAS BLVD OWNER, LLC:

ZONE CHANGE to reclassify 12.5 acres from an H-2 (General Highway) Zone, C-2 (General Commercial) Zone, and an R-T (Manufactured Home Residential) Zone to an M-D (Design Manufacturing) (APZ-2) (AE-75) Zone.

WAIVER OF DEVELOPMENT STANDARDS for landscaping.

DESIGN REVIEWS for the following: **1)** warehouse facility (distribution); and **2)** finished grade.

Generally located on the south side of Las Vegas Boulevard North and approximately 550 feet east of Walnut Road within Sunrise Manor (description on file). WM/sd/syp (For possible action)

RELATED INFORMATION:

APN:

140-07-702-005; 140-07-702-006; 140-07-702-009; 140-07-802-001; 140-07-802-012

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Eliminate parking lot landscaping where required per Figure 30.64-14.
- b. Eliminate landscaping adjacent to a less intense use where landscaping is required per Figure 30.64-11.

DESIGN REVIEWS:

1. Warehouse facility (distribution).
2. Increase finished grade to 69 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 92% increase).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 12.5
- Project Type: Warehouse facility (distribution)
- Building Height (feet): 42

- Square Feet: 217,700
- Parking Required/Provided: 109/109

Request

The plans depict a proposed 217,700 square foot warehouse facility (distribution) on 4 separate parcels with a conforming zone change from the existing H-2, C-2, and R-T zones to an M-D (Design Manufacturing) zone. A manufactured home park, constructed in 1958, exists on a portion of the site. A residential impact statement, as defined per Section 30.16.240, has been submitted by the applicant to address replacement housing needs for those tenants.

Per the residential impact statement, VWP Vegas Blvd Owner, LLC held a neighborhood meeting with the private homeowners and tenants of the manufactured home park to discuss the proposed conforming zone change. At this neighborhood meeting, the homeowners and tenants were informed that VWP was under contract to purchase APNs 140-07-702-005; 140-07-702-006; 140-07-702-009; 140-07-802-001; 140-07-802-012. These APNs were known as American Campground located at 3440 North Las Vegas Boulevard, Las Vegas, and Van's Trailer Oasis located at 3610 North Las Vegas Boulevard. American Campground was a campground & recreational vehicle park and Van's Trailer Oasis was a manufactured home park. At the meeting, the homeowners and tenants were advised of the regulations for the redevelopment of manufactured home parks per NRS 118B and the incentives for the residents currently living in the park.

As part of the process for NRS 118B, residents and tenants were notified of the sale of these properties to VWP and were provided with a list of nearby manufactured home parks for possible relocation. According to the applicant's residential impact statement the tenants that were leasing homes were on month-to-month leases and have since moved. A chart has been submitted that indicates privately owned recreational vehicles and manufactured home parks and how much the owners were paid.

Site Plan

The proposed project includes a 217,700 square foot warehouse building (distribution) on the center of the site with truck access points on the north and south ends of the site from Las Vegas Boulevard North. Drive aisles are located on each side of the building connecting the access points to the rear of the building. All of the 36 loading docks are faced to the southeast so they cannot be seen from Las Vegas Boulevard North with the potential office space along the western frontage of the building. In the center of the site there is a third vehicle access point for automobiles from Las Vegas Boulevard North visiting the office space. The parking requirements have been met with 109 parking spaces provided along the front and sides of the building, where 109 parking spaces are required. Additionally, there are 57 trailer parking spaces.

Landscaping

The plans depict landscaping along Las Vegas Boulevard North adjacent to an existing attached sidewalk, and additional landscaping shown throughout the site. However, the applicant is requesting a waiver to eliminate all required parking landscape islands along the south. Landscaping will include mesquite trees, acacia trees and desert willow trees along with shrubs

and groundcover throughout the site. A waiver of development standards is also part of this application to address landscaping adjacent to an existing manufactured home park and recreational vehicle park to the west.

Elevations

The plans depict a warehouse building (distribution) that will be 42 feet in height with concrete tilt-up panels with tempered glazed doors, glass windows, and metal canopies. The color scheme will include neutral colors.

Floor Plans

The plans depict a warehouse facility (distribution) at 217,700 square feet with an open floor plan for merchandise storage and packaging with 36 dock doors that face away from the right-of-way and faces east.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the elimination of landscape island fingers along the eastern side of the site is to allow for safer truck maneuvers within the site and to reduce hazards associated with truck parking. The truck activity is on the east side and any landscaping will likely be destroyed. The applicant states the eastern property line is not visible from the street because the building will block the line of sight, so it makes sense to waive the landscaping in this area. In addition, an increase in grade is proposed due to drainage issues.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-D	Distribution center
South	Business Employment	M-1	Warehouse facility
East	Business Employment	C-2 & H-2	Outside storage & RV park
West	Business Employment	H-2	Manufactured home and recreational vehicle park

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Zone Change

Staff can support this request as many of the surrounding properties are currently zoned for manufacturing uses, including M-D zoning. The site and the entire area is master planned as Business Employment, which supports an M-D zoning. Likewise, this application is eliminating an existing nonconforming residential use impacted by Airport Environs and replacing it with an M-D zone to allow for industrial uses. In addition, the applicant has met with homeowners and

tenants and complies with NRS regulations to assist with their relocation. As a result, staff finds this request will have minimal impacts on the surrounding area and can support this request.

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.

Waiver of Development Standards #1a

Typically staff does not support waivers to landscaping; however, staff can support this request as the parking area in this immediate location involves truck maneuvering about to access the docking area for pick-up and drop-off of products. There is also a landscaped area on the northeast corner of the site which will provide additional shade to the area. Therefore, staff can support this request.

Waiver of Development Standards #1b

Generally, staff does not support waivers for reduction to, or elimination of, a landscape buffer adjacent to residential uses. Review of the immediate area to the west is an existing nonconforming manufactured home park which also allows recreational vehicles to stay in the H-2 zone. The majority of the property adjacent to the site shows recreational vehicle use, which is a transient use. Since the manufactured home park is not predominantly for permanent living along the common property line, staff can support this request.

Design Review #1

Review of the plans shows a standard warehouse facility (distribution) similar to those to the north and south with docking and loading areas out of sight from the right-of-way. The plans show adequate internal circulation by way of a proposed 24 foot wide drive aisle that will direct trucks to the rear where the docking and loading areas are provided. No residential uses exist to the immediate south or east that would be affected by the loading docks and proposed truck parking. The parking requirements have been met with 109 parking spaces provided where 109 parking spaces are required. Additionally, there are 57 trailer parking spaces and ample parking on-site to avoid traffic and parking congestion; therefore, staff can support this design review.

Public Works - Development Review

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

- 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 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;
- Traffic study and compliance.
- 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 Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- Applicant is advised 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 #0023-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

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