

DISTRIBUTION CENTER  
(TITLE 30)

JONES BLVD/BADURA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WC-20-400163 (ZC-1480-02)-TERRA AERO, LLC:**

**WAIVERS OF CONDITIONS** of a zone change requiring the following: **1)** site amenities such as benches, ornamental trash receptacles, and light fixtures; and **2)** right-of-way dedication to include 50 feet for Jones Boulevard with 50 foot to 55 foot transition on 7.4 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District.

Generally located on the west side of Jones Boulevard and the north side of Badura Avenue within Enterprise. MN/rk/jd (For possible action)

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RELATED INFORMATION:

**APN:**

176-02-701-016

**LAND USE PLAN:**

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 7.4
- Project Type: Distribution center
- Number of Stories: 1
- Building Height (feet): Up to 45
- Square Feet: 161,000
- Parking Required/Provided: 91/94

Site Plans

The previously approved site plan associated with ZC-1480-02 included 2 vacant parcels totaling 20 acres on the west side of Jones Boulevard between Maule Avenue and Arby Avenue. No site plans or elevations were submitted with that request; just the reclassification of the property to C-2 zoning. The plans for the current request depict a proposed 161,000 square foot distribution center consisting of a single building located in the central portion of the site.

### Previous Conditions of Approval

Listed below are the approved conditions for ZC-1480-02:

#### Current Planning

- Subject to no resolution of intent and staff preparing an ordinance to adopt the zoning;
- Design review as a public hearing on final plans prior to permits or mapping
- In accordance with policy E8.10g, provide multipurpose trails that connect to regional and community trail systems, if applicable;
- Along Jones Boulevard provide a 15 foot wide landscape buffer with medium trees, 24 inch box in size;
- No turf within the 15 foot landscape buffer area;
- All sides of building to be finished to be consistent with the front of buildings;
- Store fronts to face streets;
- Trash enclosure to be stuccoed to match buildings;
- Provide cross access, ingress/egress and parking agreements with the adjacent parcels if approved for non-residential uses prior to permits;
- Enhanced paving at vehicular entrances and pedestrian crossings;
- Site amenities such as benches, ornamental trash receptacles, and light fixtures.

#### Public Works - Development Review

- Right-of-way dedication to include 50 feet for Jones Boulevard with 50 to 55 foot transition, 80 feet for Badura Avenue, 30 feet for Maule Avenue, 30 feet for Arby Avenue, 30 for Bronco street, and related spandrels;
- If the public sidewalk does not abut the back of curb and/or is meandering in design, applicant to either dedicate the afore mentioned right-of-way, grant necessary pedestrian access easements and sign a license and maintenance agreement for non-standard improvements located within the right-of-way, or dedicate rights-of-way to back of curb, grant necessary pedestrian access and utility easements;
- If applicable, vacate any previously dedicated excess right-of-way to back of curb;
- Full of-site improvements;
- Drainage and traffic studies and compliance with development;
- Dedicate and construct bus turnouts and/or Passenger loading/shelter areas with Regional Transportations Commission approval;
- And all applicable standard conditions for this application type.

### Applicant's Justification

The request to waive the condition to dedicate 50 feet to 55 feet for Jones Boulevard is justified as Clark County Public Works no longer requires the extra 5 feet because of the existing location of the traffic signal installed at the intersection. The reduction to 45 feet to the back of the curb is requested because this will match the requested revisions to the plans and is consistent with the dedication now requested by the County. As for the waiver of condition for site amenities, the applicant states that this condition was based on the future C-2 zoning having no plans; and was further conditioned by the County in order to meet the MUD Overlay for commercial development which today is no longer a part of Title 30.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-1480-02	Reclassified this site and surrounding parcels to C-2 zoning for a future development	Approved by BCC	December 2002

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Business and Design/Research Park	M-D	Undeveloped
South	Residential High (from 8 to 18 du/ac)	R-2	Single family residential
East	Business and Design/Research Park	M-D	Shopping center development
West	Business and Design/Research Park	R-E	Undeveloped

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-20-0578	A zone change to reclassify this site to M-D zoning for a 161,000 square foot distribution center consisting of a single building is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

**Analysis****Current Planning**Waiver of Conditions #1

There has been a significant change in this area to make the waiver request appropriate. In 2002 the property was approved for a future commercial development in the C-2 zone. Staff finds that a distribution center, zoned M-D, will no longer need requirements for site amenities associated with a future commercial development. Additionally, the overlay in this area is no longer a part of Title 30; therefore, staff can support waiver of conditions #1.

**Public Works - Development Review**Waiver of Conditions #2

Staff has no objection to not dedicate the 50 foot to 55 foot transition for Jones Boulevard. As part of the Jones Boulevard improvement project, the traffic signal at the northwest corner of Jones Boulevard and Badura Avenue was installed within the 50 foot wide right-of-way. The additional dedication for the transition will not match the current improvements along Jones Boulevard.

**Staff Recommendation**

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the conditions will no longer fulfill its intended purpose.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:****Building Department - Fire Prevention**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTEST:**

**APPLICANT:** RAJESH SHAH BROWN, BROWN AND PREMSRIRUT

**CONTACT:** DAVID BROWN, 520 SOUTH FOURTH STREET, LAS VEGAS, NV 89101