

DISTRUBUTION CENTER
(TITLE 30)

JONES BLVD/BADURA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-20-0578-TERRA AERO, LLC:

ZONE CHANGE to reclassify 7.4 acres from C-2 (General Commercial) Zone to M-D (Designed Manufacturing) Zone.

DESIGN REVIEWS for the following: **1)** a proposed distribution center; and **2)** increased finished grade in the CMA Design Overlay District.

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

RELATED INFORMATION:

APN:

176-02-701-016

DESIGN REVIEWS:

1. A distribution center.
2. Increase the finished grade to 66 inches (5.5 feet) where a maximum of 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 267% increase).

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 plans depict a proposed 161,000 square foot distribution center consisting of a single building located in the central portion of the site. The site is bounded by public right-of-way on all 4 sides of the development. Access to the site is provided by 1 driveway on Jones Boulevard,

1 driveway on Badura Avenue, and 1 driveway on Maule Avenue. No access is shown on Bronco Street to the west. Parking for the facility is located along the east, north, and south perimeters of the parcel. The building is set back 66 feet from Jones Boulevard, 73 feet from Badura Avenue, 73 feet from Maule Avenue, and 65 feet from Bronco Street. Loading areas and trash enclosures are located on the west side of the building. The service area that contains overhead doors and loading docks is screened from public view by an 8 foot high split-face CMU wall with a 6 foot wide landscape buffer with trees shown 20 feet on-center along Bronco Street. A total of 94 parking spaces are provided where 91 spaces are required.

Landscaping

Street landscaping is shown from 15 feet to 27 feet in width with a detached sidewalk along Jones Boulevard and Badura Avenue. Along Maule Avenue street landscaping is shown from 15 feet to 24 feet in width and along Bronco Street a 6 foot wide planter behind an attached sidewalk. Interior to the site, an ample amount of landscaping is distributed throughout the parking lot and around portions of the building footprint. An 8 foot high split-face CMU wall will be provided along Bronco Street and at the rear portions of the site along Badura Avenue and Maule Avenue.

Elevations

The building will be 45 feet high and constructed of concrete tilt-up panels with glass store fronts, and vertical/horizontal reveal lines with color changes. Other building materials will consist of decorative metal ribbon panels and metal canopies over the doorways. The height of the building varies from 24 feet to 45 feet and has been designed to break-up the roofline and enhance the overall look of the building. The loading dock area will be located on the west side of the building and screened from public view by a wall and landscaping.

Floor Plans

The plans show the building will consist of a 10,042 square foot office/showroom where customers can come view and select finishes for their respective projects, with the remaining warehouse portion (150,958 square feet) being utilized to store materials.

Signage

Signage is not a part of this request.

Applicant's Justification

This is a request for a conforming zone change that is surrounded on 3 sides by planned and existing light industrial uses. The applicant indicates this site been designed to be compatible with the surrounding area as well as the objectives of Title 30, the CMA Design Overlay, and the Comprehensive Master Plan. An 8 foot high CMU wall with a landscape buffer will be provided along the west property line to buffer the distribution center from Bronco Street, and the loading areas will exceed the 150 foot minimum separation requirement from a residential use to the south.

Prior Land Use Requests

Application Number	Request	Action	Date
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

	Planned Land Use Category	Zoning District	Existing Land Use
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

Application Number	Request
WC-20-400163 (ZC-1480-02)	A request to waive conditions requiring right-of-way dedication to include 50 feet for Jones Boulevard with 50 foot to 55 foot transition; and site amenities such as benches, ornamental trash receptacles, and light fixtures 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**Zone Change

The request is a conforming zone boundary amendment to the Enterprise Land Use Plan. The project complies with Urban Land Use Policy 99 of the Comprehensive Master Plan which promotes ensuring that Business and Design/Research Park developments are complementary with abutting uses through site planning and building design. Furthermore, most of the area just south of the Beltway is planned for light industrial uses and several surrounding properties are zoned M-D and developed with similar uses which makes this site harmonious with the existing development in the area. Therefore, staff can support the zone change request.

Design Review #1

Staff finds that the proposed distribution building is compatible with existing and planned uses in the surrounding area. More specifically, the design of this project complies with all zoning requirements and is aesthetically pleasing with improvements that exceed what is currently developed in the area. Staff finds that the design conforms with Urban Land Use Policy 101 of the Comprehensive Master Plan which ensures that industrial developments are complementary

with abutting uses through site planning and building design. Therefore, staff can support this request.

Public Works - Development Review

Design Review #2

This design review represents the maximum grade difference along 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.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for McCarran International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.48.120 of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

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 Comprehensive 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 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 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 Bronco Street and associated spandrels.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-

standard improvements in the right-of-way; 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.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0465-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TERRA AERO LLC

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