

DISTRIBUTION CENTER  
(TITLE 30)

LINCOLN RD/ALTO AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-21-0235-SFM2G, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** cross access; and **2)** allow a modified driveway design.

**DESIGN REVIEWS** for the following: **1)** a proposed distribution center; and **2)** finished grade on 4.9 acres in an M-D (Designed Manufacturing) (AE-75 & APZ-2) Zone.

Generally located on the east side of Lincoln Road, 970 feet north of Alto Avenue within Sunrise Manor. WM/rk/jd (For possible action)

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RELATED INFORMATION:

**APN:**

140-18-602-001

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Waive the requirement for cross access and shared parking with the future property to the north, south, and east where required per Table 30.56-2.
2. Reduce throat depth for the driveways along Lincoln Road to a minimum of 7 feet and 17 feet respectively where 25 feet is the standard per Uniform Standard Drawing 222.1 (a 72% reduction and 32% reduction respectively).

**DESIGN REVIEWS:**

1. Proposed distribution center consisting of 1 building.
2. Increase the finished grade to 36 inches (3 feet) where a maximum of 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 100% increase).

**LAND USE PLAN:**

SUNRISE MANOR - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 2980 Lincoln Road
- Site Acreage: 4.9
- Project Type: Proposed distribution center
- Number of Stories: 1

- Building Height (feet): 42
- Square Feet: 104,820
- Parking Required/Provided: 105/106

#### Site Plans

The plans depict a proposed 104,820 square foot distribution center consisting of a single building located in the central portion of the site. Access to the site is provided by 2 driveways on Lincoln Road. Parking for the facility is located along the west, east, and south perimeters of the parcel. The building is set back 78 feet from Lincoln Road, 41 feet from the north property line, 60 feet from the south property line, and 61 feet from the east property line. Loading areas with recessed docks are located on the south side of the building and 130 feet from the property line. The service area that contains overhead doors and loading docks is screened from public view by the building itself. No cross access is proposed with the adjacent undeveloped properties. A total of 106 parking spaces are provided where 105 spaces are required.

#### Landscaping

The street landscaping consists of a 10 foot wide landscape area behind an attached sidewalk along Lincoln Road. Along the east property line, a single row of trees is shown 20 feet on center adjacent to an undeveloped property zoned R-E. Along the south property line and interior to the site, landscaping is distributed throughout the parking lot and around portions of the building footprint. The landscape materials include large trees, shrubs, and groundcover.

#### Elevations

The building will be 42 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 accents and metal canopies over the doorways. The height of the building varies from 40 feet to 42 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 south side of the building and screened from public view by the building itself.

#### Floor Plans

The plans depict a 104,820 square foot distribution/warehouse shell with 2 potential tenant lease spaces.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

The applicant indicates the proposed distribution center will match the adjacent industrial uses and will be a good addition to the area. Moreover, the distribution center is an appropriate use in the AE-75 and APZ-2 overlays. The applicant is also requesting a design review for increased fill on the property beyond the allowed 18 inches. There is a potential for up to 3 feet of fill but the exact calculations will not be determined until the grading plan is finalized. The proposed increase in fill will not adversely affect any surrounding properties. The applicant is requesting a waiver of development standards to reduce the throat depths at both entrances. The applicant has removed 5 parking spaces near the north entrance to eliminate safety and/or visibility concerns

due to the reduction of the throat depth to a minimum of 7 feet. Additionally, the applicant is requesting to waive cross access. The parcel to the north was not required to provide cross access and the property owner has indicated they do not want cross access with this property (email provided in the public file). According to the applicant, cross access to the site south is not ideal because there are 15 truck doors facing south, so sharing access between properties would be a safety concern and a traffic flow issue. The traffic flow on the property is laid out such that truck traffic can enter the property on Lincoln Road, utilize the circular drive around the building, and exit the property on Lincoln Road. Lastly, most of the single building parcels surrounding the property do not have cross access for this same reason.

#### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
DR-17-1110	Food processing facility - expired	Approved by BCC	February 2018
DR-0455-07	Office and warehouse building - expired	Approved by BCC	June 2007
ZC-0740-96	Reclassified this site to M-D zoning for an office & warehouse complex	Approved by BCC	June 1996

#### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Industrial	M-1	Undeveloped
South, & West	Business and Design/Research Park	M-D	Undeveloped & office/warehouse complex
East	Business and Design/Research Park	R-E	Undeveloped

#### **Related Applications**

<b>Application Number</b>	<b>Request</b>
VS-21-0236	A request to vacate and abandon 2 access easements on Lincoln Road 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**

##### 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 finds the project should be designed to transition to the adjacent undeveloped parcel to the west. The purpose of providing cross access with adjacent lots is to minimize curb cuts, promote public safety, efficient on-site circulation, and shared parking. This request conflicts with this purpose and Urban Specific Policy 7, which states that land uses that are complementary and are of similar scale and intensity should provide appropriate connectivity and not be segregated; therefore, staff cannot support this portion of the request.

#### Design Review #1

The site lies within an area planned for industrial uses primarily due to the noise impact from the daily operations of Nellis Air Force Base. The Airport Environs Overlay District is intended to protect the public from elevated airport noise levels and increased safety risks. In the APZ-2 Overlay District, Code generally permits low occupancy industrial and commercial land uses with a limitation of the number of visitors and employees on the site. The proposed use (Distribution Building) would be consistent with those regulations. Furthermore, the project complies with Urban Land Use Policy 100 of the Comprehensive Master Plan which encourages loading areas and overhead doors to be screened from streets and other adjacent uses to buffer the site more adequately. This project provides perimeter landscaping including a 10 foot wide landscape area with trees along Lincoln Road. The distribution center is both aesthetically pleasing and will provide additional warehouse space to the Las Vegas Valley; therefore, staff can support this portion of the request.

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

##### Waiver of Development Standards #2

Staff has no objection to the reduction in the throat depth for the commercial driveways. The applicant removed parking spaces to provide additional landscape buffers adjacent to both entrances into the site. The buffers will improve visibility and allow vehicles to safely exit the right-of-way, avoiding immediate conflicts with those trying to access parking stalls.

##### 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 design reviews and waiver of development standards #2; denial of waiver of development standards #1.

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**

If approved:

- No gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24-hour period, not to exceed 50 persons per acre at any time;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised 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 this application must commence within 2 years of approval date or it 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;
- Grant necessary easements.
- 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.

### **Building Department - Fire Prevention**

- 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)**

- No comment.

**TAB/CAC:** Sunrise Manor - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** LINDSAY BROWN

**CONTACT:** LINDSAY BROWN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135