

10/05/21 PC AGENDA SHEET

SOUTHERN GATEWAY LOGISTICS CENTER
(TITLE 30)

LAS VEGAS BLVD S/SLOAN RD
(SLOAN)

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-21-500123-VANDERMEER, LLC:

TENTATIVE MAP consisting of 1 commercial lot and common lots on 28.7 acres in an M-D (Designed Manufacturing) Zone.

Generally located on the east side of Las Vegas Boulevard South, 5,000 feet south of Sloan Road within South County. MN/jt/jd (For possible action)

RELATED INFORMATION:

APN:

191-30-301-008

LAND USE PLAN:

SOUTH COUNTY (SLOAN) - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 15260 Las Vegas Blvd South
- Site Acreage: 28.7
- Number of Lots: 1
- Project Type: Warehouse & distribution center complex

The plans depict a 1 lot commercial tentative map for a warehouse and distribution center complex. Access to the site is provided by 3 driveways from Las Vegas Boulevard South (on the west side of the site) and 1 driveway from an unnamed street (on the north side of the site). Dedication is shown for a future right-of-way along the south side of the site; however, the off-site improvements for this right-of-way are requested to be waived with the companion application, NZC-21-0411.

Landscaping along Las Vegas Boulevard South includes a 5 foot wide landscape strip, a 5 foot wide detached sidewalk, and a landscape strip that ranges in width from 12 feet to over 70 feet. An attached sidewalk is shown along an unnamed street on the north side of the site with a landscape strip behind the sidewalk that ranges in width from 20 feet to 50 feet. Landscaping along the east property line is 25 feet wide but consists of tiered retaining walls. Along the south property line, the perimeter landscaping ranges in width from 12 feet to over 40 feet. Landscaping is also included around the front and sides of the warehouse and distribution centers and within the parking lot.

Prior Land Use Requests

Application Number	Request	Action	Date
VC-1836-95	Reduce setbacks for an off-premises advertising sign	Approved by PC	December 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	H-2	Undeveloped (former go-cart racing facility)
South & East	Commercial Tourist & City of Henderson	H-2, R-U, & No Zoning Designation (Henderson)	Undeveloped
West	Open Land (up to 1 du/10 ac) & Business and Design/Research Park	H-2 & R-U	Las Vegas Boulevard South, I-15, & undeveloped

Related Applications

Application Number	Request
CP-21-900394	Authorize the Chair to sign a resolution amending the Transportation Element of the Clark County Comprehensive Master Plan is a companion item on this agenda.
NZC-21-0411	A nonconforming zone change to reclassify the site to M-D zoning for a warehouse and distribution center complex is a companion item on this agenda.
PA-21-700004	A plan amendment to reduce the width of Las Vegas Boulevard South 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**

This request meets the tentative map requirements as outlined in Title 30.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 3, 2021 at 9:00 a.m., unless otherwise announced.

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, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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 a final map for all, or a portion, of the property included under this application must be recorded within 4 years 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 on Las Vegas Boulevard and the north side unnamed street;
- Right-of-way dedication to include 30 feet for the north side unnamed street, 30 feet for the south side unnamed street, and associated spandrels;
- Right-of-way dedication for Las Vegas Boulevard South to accommodate a proportionate share of a 200 foot wide right-of-way;
- 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, if required by Public Works;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger, if required by Public Works;
- All other right-of-way and easement dedications to record with the subdivision map;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Record of survey must be recorded by the applicant prior to the issuance of building permits;
- Applicant shall coordinate with Public Works - Development Review to apply for a Bureau of Land Management (BLM) grant to provide access to the parcel.
- 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; 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; that billboards are not permitted within the public right-of-way; and that a minimum width of 32 feet of paving is required for the south side unnamed street.

Current Planning Division - Addressing

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and that for any sanitary sewer needs to contact the City of Henderson.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: JASON KUCKLER

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