WAREHOUSE FACILITY
(TITLE 30)

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
NZC-0547-17 – SUMMERLIN ASSET MANAGEMENT, LLC:

ZONE CHANGE to reclassify 2.5 acres from C-1 (Local Business) Zone to M-D (Designed Manufacturing) Zone in the CMA Design Overlay District.
DESIGN REVIEW for a proposed office/warehouse facility.

Generally located on the east side of Buffalo Drive, 630 feet north of Patrick Lane within Spring Valley (description on file). SS/pb/ma (For possible action)

RELATED INFORMATION:

APN:
163-34-201-007 & 008

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL NEIGHBORHOOD

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Proposed office/warehouse facility
- Number of Stories: 1
- Building Height: Up to 30 feet
- Square Feet: 8,012 (each building)/32,048 (total)
- Parking Required/Provided: 64/65

Neighborhood Meeting Summary
This request is for a nonconforming zone change to reclassify approximately 2.5 acres from a C-1 zone to an M-D zone to allow a proposed office/warehouse building. The applicant conducted a neighborhood meeting at the Desert Breeze Community Center on June 12, 2017, as required by the nonconforming zone boundary amendment process. The required meeting notices were mailed to the neighboring property owners within 1,500 feet of the project site. Two neighbors were present who preferred a restaurant be located on the site.

Site Plans
The plans depict a proposed office/warehouse facility consisting of 4 buildings located in the central portion of the site. Access to the site is provided by Buffalo Drive, which is located along the west side of the property. Parking for the facility is located on the north and south
sides of the buildings. Loading spaces and a trash enclosure are located on the east and west sides of the buildings. No cross access is proposed with the adjacent parcels to the north, east, and south.

Landscaping
The plans depict a proposed minimum 20 foot wide landscape area with a detached sidewalk along the west property line adjacent to Buffalo Drive. A 6 foot wide landscape area is located along the perimeter of the facility. Interior parking lot trees are distributed throughout the site and additional landscaping is located adjacent to the building. The landscape materials consist of trees, shrubs, and groundcover.

Elevations
The proposed building has a varied roofline with a flat roof behind parapet walls ranging in height from 25 feet 4 inches to 28 feet. The façade consists of tilt-up construction with accent stone panels, accent concrete panels, metal canopies, and stucco/foam trim and accents. There are roll-up garage doors located on the east and west sides of the buildings facing the interior of the site.

Floor Plans
The proposed buildings have a total area of 32,048 square feet. Each building is 1 story and 8,012 square feet.

Signage
Signage is not a part of this request.

Applicant’s Justification
The applicant indicates that there are existing M-D zoned, office/warehouse developments located to the south near the I-215 Beltway and the trends within the area have shifted to a mix of residential and commercial. The applicant also states the requested use will create less traffic than the retail uses allowed in a C-1 zoning district. The impacts on public services will be less than if the site developed for retail uses. Furthermore, the applicant indicates that the project conforms to several policies in the Clark County Comprehensive Master Plan.

Prior Land Use Requests

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
<th>Action</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>ZC-1444-95 (ET-0200-97)</td>
<td>First extension of time to re-classify from R-E to C-1 zoning and included a use permit for a mini-warehouse complex – removed the time limit and changed the map</td>
<td>Approved by BCC</td>
<td>December 1997</td>
</tr>
<tr>
<td>ZC-1444-95</td>
<td>Re-classified the site from R-E to C-1 zoning and included a use permit for a mini-warehouse complex</td>
<td>Approved by BCC</td>
<td>November 1995</td>
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</tbody>
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Surrounding Land Use

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<tr>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
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<tr>
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<td>Residential High (8 du/ac to 18 du/ac)</td>
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<tbody>
<tr>
<td>South</td>
<td>Office Professional</td>
<td>P-F</td>
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<tr>
<td>East</td>
<td>Residential High (8 du/ac to 18 du/ac)</td>
<td>P-F</td>
</tr>
<tr>
<td>West</td>
<td>Residential Suburban (up to 8 du/ac)</td>
<td>R-E</td>
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### Related Applications

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<tr>
<td>TM-0110-17</td>
<td>A tentative map for a 1 lot industrial subdivision is a companion item on this agenda.</td>
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### STANDARDS FOR APPROVAL:

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

#### Analysis

#### Current Planning

##### Zone Change

A Compelling Justification means the satisfaction of the following criteria as listed below for proposed nonconforming zone boundary amendments:

1. *A change in law, policies, trends, or facts after the adoption of the land use plan that have substantially changed the character or condition of the area, or the circumstances surrounding the property, which makes the proposed nonconforming zone boundary amendment appropriate.*

The applicant indicates that development trends within the area have shifted to a mix of residential and commercial and there is a trend for employment centered development to extend north from the I-215 along section line roads such as Buffalo Drive.

The Spring Valley Land Use Plan was adopted October 2014 and various trends were considered at that time. The surrounding area has developed in conformance with the Spring Valley Land Use Plan, so staff finds that there has been no change in law, policies, or facts that have substantially changed the character or condition of the area.

2. *The density and intensity of the uses allowed by the nonconforming zoning is compatible with the existing and planned land uses in the surrounding area.*

The applicant indicates the office portion of the project would be allowed in the existing C-1 zone and the proposed use will create less traffic than retail uses that would be currently allowed.

The adjacent parcels to the north and east are designated for Residential High uses in the land use plan and are currently undeveloped. There are developed and undeveloped single family residential uses to the west, north, and east of the subject site. Therefore, staff finds that the
proposed project is incompatible with the existing, approved, and proposed development in the area.

3. **There will not be a substantial adverse effect on public facilities and services, such as roads, access, schools, parks, fire and police facilities, and stormwater and drainage facilities, as a result of the uses allowed by the nonconforming zoning.**

The applicant indicates that the impacts on public services will be less than if the site developed for retail uses.

There has been no indication from public service providers that the proposed development will have an adverse effect on public facilities and services.

4. **The proposed nonconforming zoning conforms to other applicable adopted plans, goals, and policies.**

The applicant indicates that the project conforms to several policies in the Clark County Comprehensive Master Plan such as Urban Specific Policies 101, 102, and 103 dealing with providing appropriate buffering, landscaping and design elements for industrial development.

Although the proposed project may conform to some of the design policies established in the Clark County Comprehensive Master Plan; staff finds that the request also conflicts with several policies including Urban Specific Policy 100 that states the location of industrial developments should consider compatibility with existing land use patterns, appropriate access routes and traffic volumes, environmental concerns, as well as proximity to single family uses, buffering, transitional land uses, and proper siting and storage of hazardous materials. As stated previously in this report, there are developed and undeveloped single family residential uses to the west, north, and east of the subject site and M-D zoning is not compatible with residential uses. This request also conflicts with Urban Specific Policy 10 that encourages site designs to be compatible with adjacent land uses and off-site circulation patterns, especially when the adjacent land use is a lower density or intensity use. Furthermore, Urban Specific Policy 8 discourages nonconforming zone changes.

**Summary**

**Zone Change**

Based on the analysis above, staff finds that there have been no changes in trends, facts, and policies which make this request appropriate for the area. The intensity of the project is incompatible with other existing developments in this area and the project conflicts with several applicable goals and policies established by the Clark County Comprehensive Master Plan. Therefore, staff finds the applicant has not provided a compelling justification for the proposed zone change and cannot support this request.

**Design Review**

Staff is concerned that the drive aisle, loading areas, and trash enclosures located between the buildings will conflict with each other and not allow for proper traffic circulation. Furthermore, there is insufficient perimeter landscaping to buffer the adjacent parcels that are designated for residential uses which conflicts with Urban Specific Policy 99 which states that business and research park developments should be complementary with abutting uses through site planning.
and building design on the perimeter. Adjoining land uses and densities should be considered regarding appropriate buffers, setbacks, landscaping, building height and materials, lighting, and signage on-site in business and research park developments. Therefore, staff cannot support this request.

**Staff Recommendation**

Denial. This item has been forwarded to the Board of County Commissioners.

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.

**TAB/CAC:** Spring Valley – denial.

**APPROVALS:**

**PROTESTS:** 6 cards

**PLANNING COMMISSION ACTION:** August 15, 2017 – APPROVED – Vote: Unanimous

**Absent:** Kirk

**Current Planning**

- A resolution of intent to complete in 3 years;
- Provide intense landscaping per Figure 30.64-12 along the north and east property lines;
- No perimeter wall;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that 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.

**Public Works – Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to back of curb for Buffalo Drive.
- Applicant is advised 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.

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

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; and to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0270-2017.

**APPLICANT:** Investor Equity Developers

**CONTACT:** RCI Engineering, Chris Thompson, 4325 Dean Martin Drive, Suite 300, Las Vegas, NV 89103