

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-24-0257-SOUTH JONES LLC-SERIES B:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase parking; **2)** reduce landscape buffer; **3)** modified residential adjacency standards; and **4)** modified driveway design standards.

**DESIGN REVIEW** for an office complex on 1.60 acres in a CP (Commercial Professional) Zone.

Generally located on the west side of Jones Boulevard and the north side of Darby Avenue within Spring Valley. JJ/rg/syp (For possible action)

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RELATED INFORMATION:

**APN:**

163-11-804-004; 163-11-804-005

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Allow 51 parking spaces where 34 parking spaces are required for a nonresidential development and shall not exceed the minimum parking requirements of Table 30.04-2 by more than 15% per Section 30.04.04D (a 50% increase).
2. Reduce the landscape buffer to 11 feet where 15 feet is required when adjacent to property in a less intense zoning district per Section 30.04.02C (a 23.4% reduction).
3.
  - a. Allow nonresidential development access to a local street (Darby Avenue) where nonresidential development access is not permissible per Section 30.04-06D.
  - b. Reduce the landscape buffer to 11 feet where 15 feet is required if a parking area for a nonresidential development is within 30 feet of a residential district, and not separated by a primary building per Section 30.04.06L (a 23.4% reduction).
4.
  - a. Reduce the departure distance from the intersection of Jones Boulevard and Darby Avenue to 177 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08 (a 6.9% reduction).
  - b. Reduce the approach distance to the intersection of Jones Boulevard and Darby Avenue to 43 feet where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08 (a 71.4% reduction).

**LAND USE PLAN:**

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

General Summary

- Site Acreage: 1.60

- Project Type: Office complex
- Number of Stories: 1
- Building Height (feet): 30 (Office 1)/ 27.5 (Office 2)/ 27.5 (Office 3)
- Square Feet: 8,500 (Office 1)/2,500 (Office 2)/2,500 (Office 3)
- Parking Required/Provided: 34/57
- Sustainability Required/Provided: 7/7

#### Site Plan & Request

The site plan depicts a 1.60 acre office development on the west side of Jones Boulevard and the north side of Darby Avenue, comprised of 3 office buildings. Office 1 is located near the center of the development, while Offices 2 and 3 are located at the northeast and southeast corners of the subject site respectively. Eighteen foot high freestanding luminaries/light poles are provided within 100 feet of the residences to the west.

<b>Building Setbacks from Property Lines (in feet)</b>				
<b>Office:</b>	<b>Property Line</b>			
	<b>North</b>	<b>East</b>	<b>South</b>	<b>West</b>
1	54	149	39	75
2	17	15	187	207
3	189	15	15	207

A trash enclosure is provided at the west side of Office 1, which is setback 57 feet from the west property line. The site plan indicates 6 bicycle parking spaces on site, where each building provides 2 bicycle spaces, a total of 6 bicycle spaces for the development. Access to the site is granted via a driveway on the east side of the property along Jones Boulevard. A secondary driveway is also provided along Darby Avenue, requiring a waiver of development standards to allow nonresidential access to a local street.

The proposed development provides a total of 57 total parking spaces where 34 parking spaces are required per Code. Pursuant to Title 30, accessible parking spaces are not counted against the maximum parking requirement. Therefore, 51 total parking spaces are provided for the site. The applicant is requesting for a waiver to allow a 50% increase in maximum parking spaces for the development. Lastly, the applicant is requesting waivers of development standards associated with the proposed driveway approach and departure distance dimensions.

#### Landscaping

The landscape plan shows 5 foot wide detached sidewalks with street landscaping along Jones Boulevard (east) and Darby Avenue (south). The applicant is proposing 6 large trees planted along Jones Boulevard and 8 trees along Darby Avenue. The plan shows adequate amount of parking lot landscape islands throughout the proposed development, except for the 12 parking spaces located along the north property line have covered parking. The plans depict a 11 foot wide landscape buffer along the west property line with a double row of large trees adjacent to a proposed 8 foot high wall. A waiver has been requested to allow for a 11 foot wide landscape buffer along the west property line.

### Elevations

Office 1 has a maximum height of 30 feet while Offices 2 and 3 each measure 27.5 feet in height. All buildings proposed are a modern design with neutral tone color and flat roofline. The building exterior material consists of stucco finish wall, metal awning, and aluminum window treatments.

### Floor Plans

The plans indicate all buildings will be constructed with an open floor plan with areas that will be modified to meet the needs of the future tenants.

<b>Building Area</b>	<b>Square Feet</b>
Office 1	8,500
Office 2	2,500
Office 3	2,500
Total Building Area	13,500

### Applicant's Justification

The proposed 13,500 square foot professional office development will allow for new businesses to be provided in the surrounding area. The applicant states that providing the required approach and departure distances will negatively impact the design of the site, especially the parking layout and driveway aisle.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
DR-1580-97	Converted existing residence to a professional office building on APN 163-11-804-005	Approved by PC	October 1997
ZC-0816-97	Reclassified the property designated as APN 163-11-804-005, from R-E to C-P zoning	Approved by BCC	June 1997
VC-0744-91	Maintained approximate 4 foot high and 6 foot high existing block and wrought iron fencing along the side property lines where 6 foot solid zone boundary walls are required and permitted a trash enclosure to be located approximately 15 feet from the side (north) property line where a 50 foot setback is required from a residential zone boundary	Approved by PC	November 1991
UC-0349-91	Established and maintain general business offices within an existing residence converted to professional office	Approved by PC	November 1997
ZC-0183-91	Reclassified the property designated as APN 163-11-804-004, from R-E to C-P zoning	Approved by BCC	October 1991

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Neighborhood Commercial	CP	Video & photography business
South & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
East	Public Use	CP	School

**Related Applications**

<b>Application Number</b>	<b>Request</b>
VS-24-0258	A request to vacate portions of a right-of-way being Jones Boulevard and Darby Avenue is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

**Analysis****Comprehensive Planning**Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waivers of Development Standards #1 & #2

Staff finds that the proposed waivers are self-imposed as the site has been over-parked for the proposed use. If the provided parking along the west property line was reduced, the site could be designed to provide the required landscape buffer width that is adjacent to residential development. The required 15 feet of landscaping is also the minimum recommended space for the tree roots to have adequate area to grow for 2 rows of trees. Therefore, staff cannot support the requested waivers.

Waiver of Development Standards #3

The applicant is requesting to allow nonresidential access to a local street (Darby Avenue) where nonresidential development access is not permissible per Code. The proposed secondary driveway allows patrons to access the professional office development without having to utilize Jones Boulevard as the only point of ingress/egress. Staff finds secondary driveway access to the development would contribute to an increase in commercial traffic on Darby Avenue which serves residential properties to the south and west of the proposed development. Therefore, staff recommends denial of this request.

### Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The applicant indicates that 7 sustainability points have been achieved through the site design, where the minimum of 7 points are required. Staff finds that the applicant has implemented sustainability measures for the proposed development in accordance with the Clark County Sustainability and Climate Action Plan to adapt to future climate challenges. The architectural design of the proposed office buildings include modern design elements that should add to the visual quality of adjoining residential and commercial uses in the vicinity of the proposed development. The buildings are a modern design with neutral tones and a flat roofline. The exterior building material consists of stucco finish wall, metal awning, and aluminum window treatments. The proposed office buildings are single story in design and are set back a minimum of 75 feet from the west property line adjacent to the existing residential development. However, the proposed development is not harmonious and compatible with the adjacent single-family residential development due to site access and circulation impacts on the adjacent right-of-way (Darby Avenue) and neighborhood traffic. Furthermore, staff cannot support the design review request due to the totality of the waivers of development standards being requested. Therefore, staff recommends denial of the design review request.

### **Public Works – Development Review**

#### Waiver of Development Standards #4a

Staff has no objection to the reduction in the departure distance for the Darby Avenue commercial driveway. The applicant placed the driveway as far west as the site will allow. However, since Planning is recommending denial of the application, staff cannot support this waiver.

#### Waiver of Development Standards #4b

Staff has no objection to the reduction in approach distance for the Jones Boulevard commercial driveway. The Jones Boulevard commercial driveway is a one-way-in and one-way-out style driveway combined with the median island in Jones Boulevard. Traffic will be right out, only reducing the conflict caused by the reduced approach distance. However, since Planning is recommending denial of the application, staff cannot support this waiver.

### **Staff Recommendation**

Denial.

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

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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

- Drainage study and compliance;
- Full off-site improvements.
- 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.

### **Fire Prevention Bureau**

- No comment.

### **Southern Nevada Health District (SNHD) - Engineering**

- Applicant is advised to contact the SNHD Environmental Health Division at [septics@snhd.org](mailto:septics@snhd.org) or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

### **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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0256-2024 to obtain your POC exhibit; and that wastewater flow rates that exceed CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** CALVIN TIAN

**CONTACT:** SHELDON COLEN, SCA DESIGN, 2525 W. HORIZON RIDGE PKWY, SUITE 230, HENDERSON, NV 89052