

03/19/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0041-LONGFELLOW, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase parking; **2)** eliminate street landscaping; **3)** eliminate parking lot landscaping; **4)** eliminate and reduce buffering and screening; **5)** reduce drive aisle width; and **6)** alternative driveway geometrics.

DESIGN REVIEW to convert an existing single-family residence to an office building on 0.2 acres in a CP (Commercial Professional) Zone.

Generally located on the west side of Eastern Avenue and the north side of Casey Drive (alignment) within Paradise. JG/dd/kh (For possible action)

RELATED INFORMATION:

APN:

162-26-612-049

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow 8 parking spaces where 5 parking spaces are required and a maximum of 6 parking spaces are allowed per Section 30.04.04D (a 33% increase).
2. Eliminate street landscaping along Eastern Avenue where required per Section 30.04.01D.
3. Eliminate parking lot landscaping where required per Section 30.04.01D.
4.
 - a. Allow a 6 foot high non-decorative block wall to remain along the west property line where an 8 foot high decorative screen wall is required per Section 30.04.02C.
 - b. Eliminate the landscape buffer along the west and south property lines where a 15 foot wide landscape buffer is required per Section 30.04.02C.
5. Reduce the width of a drive aisle to 15 feet where 24 feet is required per Table 30.04-3 (a 38% reduction)
6.
 - a. Eliminate throat depth for driveways along Eastern Avenue where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08.
 - b. Reduce the width of a driveway to 14 feet where a minimum of 36 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08 (a 62% reduction).
 - c. Allow existing residential pan driveways to remain where commercial curb return driveways are required per Uniform Standard Drawing 222.1 and Section 30.04.08.

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 5197 S. Eastern Avenue
- Site Acreage: 0.2
- Project Type: Residential conversion to an office building
- Number of Stories: 1
- Building Height (feet): 14
- Square Feet: 1,851
- Parking Required/Provided: 5/9 (including 1 ADA space)
- Sustainability Required/Provided: 7/4.5

Site Plan

The plan depicts an existing residence that is being converted into an office use. The building is centrally located on the site and is accessible via a one-way driveway at the northeast corner of the property off Eastern Avenue. Vehicles will travel to the north of the building through a 16 foot wide drive aisle, which is partly on the property to the north via an existing agreement, that terminates at the rear of the site, where the majority of the parking spaces are being provided. When exiting the property, the vehicles will use the same drive aisle to the north, turn onto a one-way 15 foot wide drive aisle that runs parallel to Eastern Avenue, and exit via a second driveway near the southeast corner of the property. There are 2 parking spaces at the front of the property, one of which is ADA accessible. Residential trash bins are located to the south of the building, as this is their only feasible location on site.

Landscaping

Two small landscape areas are being provided, with one located directly on the southeast corner of the property along Eastern Avenue, and the other located along the front of the building. Both landscape areas will contain assorted shrubs. There is an existing utility pole located within the landscape area on the southeast corner of the property. There are also 3 mature palm trees located along the southern property line that will remain. Other than the landscape areas within the front yard, and the planter areas containing the aforementioned palm trees, the entire site will be landscaped.

Elevations

The elevations depict the existing residence being a maximum of 14 feet high, with each face of the building featuring painted stucco and a sloped shingled roof. There is HVAC equipment located on the roof which will be screened from view. No other changes are proposed or required.

Floor Plans

The plans for the proposed office use feature multiple rooms designated as office space as well as an equipment room, breakroom, conference room, and several restrooms. The entire building is 1,851 square feet.

Applicant's Justification

The applicant states their use will be harmonious with the surrounding area, as many nearby properties have been converted to office uses, including the property directly to the north. Additionally, the property to the south is currently unoccupied and will therefore not be impacted. The waiver for parking is necessary due to the number of employees at any given time. The waivers for landscaping and buffering stem from the existing conditions on site and the lack of landscaping and buffering in the surrounding area. Finally, the applicant states the drive aisle width is appropriate due to the low amounts of traffic to and from the site, and because of the shared access agreement that is currently in place with the property to the north.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1108-08	Zone change to C-P for with waivers and a design review for an office conversion - expired	Approved by BCC	February 2009

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CP	Office
South	Neighborhood Commercial	RS5.2	Single-family residential
East	Neighborhood Commercial	CP & RS20	Undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential

Related Applications

Application Number	Request
ZC-25-0040	A zone change from RS5.2 to CP 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.

Waiver of Development Standards #1

Staff does not typically support waivers to increase parking, but in this case, staff finds that doing so would not have an adverse effect to the site or the surrounding properties, and the applicant stated the additional parking is based on business needs. Several properties in the area have been converted into office spaces with similar amounts of hardscape. Additionally, this is a low-intensity office use, so access to the parking area will be infrequent. For these reasons, staff can support this request.

Waivers of Development Standards #2 & #3

Staff acknowledges that in this case there is little to no street landscaping in the surrounding area. While this does not necessarily justify a waiver for all landscaping, staff can appreciate the slightly enlarged landscape area on the southeast corner of the property. Additionally, there will be landscaping along the front of the building. There is little space to include additional landscaping throughout the site. For these reasons, staff can support these requests.

Waiver of Development Standards #4

For similar reasons listed above, staff acknowledges that providing the required landscape buffer along the west and south property lines would be difficult. Providing a 15 foot wide landscape buffer on the west property line would greatly reduce the maneuverability of vehicles and parking in the rear of the property, and there is only 7 feet of space between the existing residence and the property line to the south. Additionally, a 6 foot high stucco CMU wall exists along the west property line, and an 8 foot high CMU wall exists along the south property line, which will provide some screening to the newly proposed office use. For these reasons, staff can support this request.

Waiver of Development Standards #5

While staff does not normally support waivers to reduce drive aisle widths, staff finds that this is a low-intensity office use, and access to the parking areas both in the front of the building and the rear will be infrequent, so vehicular congestion in either drive aisle will not be an issue. For these reasons, staff can support 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.

Staff finds the office use is making few changes to the existing site. The landscape area on the southeast corner of the property is being increased, a portion of the rear yard will be paved to accommodate additional employee parking, and screening is being added to the mechanical equipment on the roof. The existing building will maintain its residential aesthetic and will not be out of place in the surrounding area. Additionally, several other properties in the immediate vicinity have already been converted to office uses. For these reasons, staff can support this request.

Public Works - Development Review

Waiver of Development Standards #6a

Staff has no objection to the reduced throat depth for the existing driveways on Eastern Avenue. The reduction should have minimal impact as one driveway is ingress only and the other is egress only.

Waiver of Development Standards #6b

Staff has no objection to the reduction of driveways widths for the existing driveways along Eastern Avenue. The space between each driveway should provide more visibility for vehicles accessing the site. Additionally, the driveways are one-way only helping to mitigate potential impacts caused by the reduction.

Waiver of Development Standards #6c

Staff has no objection to allowing the existing pan driveways on Eastern Avenue. The existing pan driveways will have minimal impact as one driveway is ingress only and the other is egress only.

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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance and payment of the tree fee-in-lieu is required for any required trees waived.
- 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

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: JOSE CHAVEZ

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