

11/01/22 PC AGENDA SHEET

OFFICE
(TITLE 30)

WINDMILL LN/SPENCER ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0517-SIERRA GROUP HOLDINGS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** architectural compatibility; **2)** reduced setbacks; **3)** reduced trash enclosure setback; **4)** reduced throat depth; **5)** reduced setback adjacent to single family residential use; and **6)** parking lot landscaping.

DESIGN REVIEW for 2 proposed office buildings on 1.1 acres in a CRT (Commercial Residential Transitional) Zone.

Generally located on the south side of Windmill Lane, 660 feet east of Spencer Street within Paradise. MN/jgh/syp (For possible action)

RELATED INFORMATION:

APN:

177-14-501-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Waive architectural compatibility standards where required per Table 30.40-4.
2.
 - a. Reduce the side yard setback for an office building to 7 feet where 10 feet is required per Table 30.40-4 (a 30% reduction).
 - b. Reduce the rear yard setback for an office building to 18 feet where 20 feet is required per Table 30.40-4 (a 5% reduction).
3. Waive trash enclosure setback to 4 feet where 50 feet is required per Section 30.56.120 (a 92% reduction).
4. Reduce throat depth for a driveway along Windmill Lane to zero feet on the east side and 50 feet on the west side where a minimum of 100 feet is required per Uniform Standard Drawing 222.1 (a 100% reduction on the east side and a 50% reduction on the west side).
5. Reduce setback adjacent to single family residential use to 7 feet where 33 feet is required per Figure 30.56-10 (a 79% reduction).
6. Waive parking lot landscaping where required per Figure 30.64-14.

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 2007 E. Windmill Lane

- Site Acreage: 1.1
- Number of buildings: 2
- Project Type: Office building
- Number of Stories: 1
- Building Height (feet): 19
- Square Feet (total): 7,504 (Building 1)/4,832 (Building 2)
- Parking Required/Provided: 49/49

Site Plans

The plans depict 2 proposed office buildings on 1.1 acres. Building 2 is proposed to be located on the northeast portion of the site, near the entrance from Windmill Lane. Building 1 is located on the southwest portion of the site and is set back 18 feet from an existing 10 foot high block wall that is abutting single family residences and 7 feet west of the residential area. The site has an adequate amount of parking throughout the site. In addition, the trash enclosure is located in the southeast corner of the site, 4 feet from an existing 10 foot high block wall.

Landscaping

Parking lot landscaping is not provided with this request but there is proposed landscaping around the perimeter of the site. The proposed landscaping includes African Sumac trees, Mexican Palo Verde, Red Yucca, Pink Oleander, and Ovina Glauca all in a 20 foot wide area around the property. Per Title 30 regulations, trees planted adjacent to developed residential property shall be 24 inch box large evergreen trees.

Elevations

The plans depict 2 office buildings both with a maximum height of 19 feet. The proposed buildings are not architecturally consistent with the surrounding neighborhood. They consist of stucco exterior, store front windows, and a flat parapet roof.

Floor Plans

The plans depict 2 office buildings ranging in size from 7,504 square feet to 4,832 square feet. The office buildings are proposed to be split into multi-tenant spaces. Building 1 is proposed to be divided into 3 separate spaces that will be 4,200 square feet and 2 spaces at 1,652 square feet. Building 2 is proposed to be divided into 4 separate tenant spaces at 1,208 square feet each.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates this request is needed to complete the construction of 2 new office buildings. The 2 office buildings will be divided into separate tenant spaces and the site has an adequate amount of parking. The applicant believes this development will be a positive addition to the neighborhood.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0901-07	Reclassified 1.1 acres from R-E to CRT zoning	Approved by BCC	September 2007
ZC-0258-98	Reclassified 1.1 acres from R-1 to C-P zoning	Denied by BCC	March 1998
ZC-0588-97	Reclassified 1.1 acres from R-E to C-P zoning	Denied by BCC	June 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential
South & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential
East	Neighborhood Commercial	CRT	Office

Related Applications

Application Number	Request
VS-22-0516	A request for a vacation of easements 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.

Waivers of Development Standards #1 through #3 & #5

The applicant is proposing to construct 2 office buildings to create a professional center along Windmill Lane. Staff finds that there will not be a significant impact to the surrounding area due to the lack of architectural compatibility with the surrounding neighborhood. The trash enclosure setback reduction and reduction of the side and rear yard setbacks also do not appear to be detrimental to the area as there is an existing 8 foot wall being proposed on the west side and an existing 10 foot wall to the south near the trash enclosure. In addition, this project is aligned with the area specific goals and policies outlined in Master Plan that encourages a balance of

neighborhoods and the revitalization of commercial corridors. Staff has no objections and supports these requests.

Waiver of Development Standard #6

Staff cannot support the waiver to reduce landscaping around parking areas.

Design Review

Staff finds this request to be appropriate as the proposed buildings are consistent with the surrounding area; however, since staff cannot support waiver of development standards #6 staff cannot support the design review.

Public Works - Development Review

Waiver of Development Standards #4

Staff has no objection to the reduction in throat depth for the Windmill Lane commercial driveway. The site design allows vehicles exiting the parking stalls to the east with plenty of room to safely back out and not block traffic entering the site.

Staff Recommendation

Approval of waivers of development standards #1 through #5; denial of waiver of development standards #6 and the design review.

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:

Current Planning

If approved:

- Add a minimum of 2 small trees and groundcover between Building 1 and the southern property line;
- Trees planted adjacent to developed property shall be 24 inch box large evergreen trees;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; 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;
- Reconstruct any unused driveways with full off-site improvements.

- Applicant is advised that off-site improvement permits may be required.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0370-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: EDGAR MONTALVO

CONTACT: EDGAR MONTALVO, 2209 TOSCA STREET #8-101, LAS VEGAS, NV 89128