

OFFICE BUILDING
(TITLE 30)

UPDATE
BUFFALO DR/TECO AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-21-400166 (ZC-18-0659)-BOYD CORPORATE CAMPUS, LLC:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: **1)** increase the height of outdoor lighting affixed to buildings; **2)** permit roofline without articulation on the facade; **3)** increase retaining wall height; **4)** increase building heights; and **5)** allow modified commercial driveway geometrics.

DESIGN REVIEWS for the following: **1)** proposed office buildings with lighting; **2)** alternative parking lot landscaping; and **3)** finished grade for an office complex on 10.3 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the east side of Buffalo Drive and the north side of Sunset Road within Spring Valley (description on file). MN/jor/jo (For possible action)

RELATED INFORMATION:

APN:

163-34-401-012 through 163-34-401-014

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the height of outdoor lighting affixed to a building to vary from zero feet to 174 feet from finished grade where 14 feet above finished grade is required per Section 30.48.670 (a 100% to 1,142.8% increase).
2. Permit horizontal roofline longer than 100 feet not broken-up by articulations in the facade per Section 30.48.650.
3. Increase the height of a retaining wall to 5.5 feet with a 1.0 foot screen wall where a 3 foot maximum retaining wall with 6 foot screen wall is permitted per Figure 30.64-15 (an 83.3% increase).
4. Increase the height of the proposed buildings to 180 feet where a maximum of 50 feet is permitted per Table 30.40-4 (a 260% increase).
5. Allow a 17 foot 8 inch throat depth where a 150 foot throat depth is required per Uniform Standard Drawing 222.1 (an 88.2% reduction).

DESIGN REVIEWS:

1. Proposed office buildings with lighting.
2. Alternative parking lot landscaping.
3. Increase finished grade height to 66 inches (5.55 feet) where a maximum of 18 inches (1.5 feet) is allowed per Section 30.32.040 (a 266.6% increase).

LAND USE PLAN:
SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 10.3
- Project Type: Office buildings
- Number of Stories: 10
- Building Height (feet): 180 (each office building)/64 (parking garage)
- Square Feet: 322,600 (Phase 1 building)/316,600 (Phase 2 building)
- Parking Required/Provided: 1,115/1,153 (Phase 1 building, surface, and parking garage)/2,229/2,233 (Phase 2 building, surface, and parking garage)

Request & Site Plans

ZC-18-0659 reclassified 2.5 acres from R-E zoning to C-2 zoning for a proposed office complex. The C-2 zoning was made permanent, and this extension of time request is for the waivers of development standards and design reviews only. VS-18-0667 was a companion application that was approved with the zone change. ADET-20-900547 (ZC-18-0659) was administratively approved which extended the application expiration date to October 17, 2021 to commence. ET-20-400123 (VS-18-0667) was approved with an expiration date of October 17, 2022 to record. The applicant is requesting an extension of time for 1 year so that the original application and the vacation and abandonment can have a similar expiration timeframe in 2022.

The previously approved plans depict 2 office buildings and a parking garage that will be constructed in 2 phases. Access to the site is from Sunset Road, Buffalo Drive, and Teco Avenue. The westerly entrance on Sunset Road and the entrance on Buffalo Drive include decorative concrete elements with decorative concrete drive aisles located along the westerly and southerly entrances of the 2 proposed office buildings.

The Phase 1 building is located north of Sunset Road on the easterly portion of the site and will include Phase 1 of the parking garage (the first 3 levels) at the northeasterly portion of the site. Surface parking is located on the southwest portion of the site and designed to meet and exceed parking lot landscaping requirements. The surface parking located at the northwesterly portion of the site is located where the future Phase 2 building will be situated. The Phase 1 parking garage and surface parking provides a total of 1,153 parking spaces.

The Phase 2 building is located at the northwesterly pad site of the complex and will be connected to the Phase 1 building by an enclosed breezeway. Phase 2 will also include a 3 level addition to the parking garage to provide a total of 2,233 parking spaces.

Site amenities include plaza entry features on the north, west, and east sides of Building 1, covered executive parking area, exterior employee patio/break area, bicycle parking areas, and drop-off areas.

Landscaping

The previously approved plans depict a minimum of 10 feet of landscaping and is provided adjacent to the street frontages with a detached sidewalk located along Sunset Road and Buffalo Drive and an attached sidewalk along Teco Avenue. Parking lot landscaping is provided adjacent to the southwesterly surface parking area and around the boundary of Buildings 1 and 2 (when completed), and landscaping is provided on the south and east property lines of APN 163-34-401-014 adjacent to the drive aisles. Landscaping materials include Willow Acacia, Palo Verde, Date Palm, Chinese Pistache, Flowering Plum, Holly Oak, and African Sumac, with shrubbery and accent plants with groundcovers. The retaining wall with screen wall is set back 17 feet from right-of-way along Buffalo Drive and set back 25 feet from right-of-way along Sunset Road and provides for a minimal screen wall at the back of the required landscape area.

Lighting

The previously approved plans depict building lighting which will be located on the building to define recess areas below the soffits and accent metal fins. Parking lot lighting includes 14 foot high shielded light fixtures in the southwesterly parking area, along the drive aisles on the east and north sides of the proposed buildings, and on top of the parking garage.

Elevations

The previously approved plans depict a pair of 180 foot high 10 story office buildings that will be constructed in 2 phases. The finished floor of Phase 1 building is proposed at 4 feet below the grade of Sunset Road, and the finished floor of Phase 2 building is proposed at 5 feet below the grade of Buffalo Drive. The soffit at the top of the buildings is over 275 feet long, which is interconnected with a metal panel architectural detail that runs down the faces of the buildings. Below the soffit is a recessed glass wall that is above a protruding glass wall. The building's exterior materials including modern architectural design include painted metal panels, recessed colored curtain wall systems with either blue or grey coloring at varying levels, and painted architectural metal louvers over portions of levels 3 through 9. The parking garage is 64 feet high with 6 parking levels. The parking garage will be constructed in 2 phases with a total of 6 levels, and the first 3 levels constructed as part of Phase 1.

Floor Plans

The previously approved plans depict Building 1 is a 322,600 square foot 10 story office building and Building 2 is a 316,600 square foot 10 story office building. The plans depict shell space for future occupants/tenants.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for ADET-20-900547 (ZC-18-0659):

Current Planning

- Until October 17, 2021 to commence.
- 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.

Listed below are the approved conditions for ZC-18-0659:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- 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; 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;
- 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;
- Right-of-way dedication to include 45 feet to 50 feet to back of curb for Buffalo Drive, 30 feet for Teco Avenue and associated spandrel;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas in accordance with RTC standards.
- 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 and 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; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0498-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

Per the applicant, an extension of time for the zone change is requested for 1 additional year so that the waivers of development standards and the design reviews can have a similar expiration date timeframe as ET-20-400123 (VS-18-0667) which is October 2022. The justification letter states that if in the event the project needs additional time, the applicant will apply for additional extensions of time for this application (ZC-18-0659) and the vacation and abandonment (VS-18-0667).

Prior Land Use Requests

Application Number	Request	Action	Date
ADET-20-900547 (ZC-18-0659)	1 year extension of time - until October 17, 2021 to commence	Approved by ZA	December 2020
ET-20-400123 (VS-18-0667)	First extension of time for a vacation and abandonment of patent easements, pedestrian access easements, and a portion of right-of-way being Buffalo Drive	Approved by BCC	December 2020
VS-18-0667	Vacated and abandoned patent easements, pedestrian access easements, and a portion of right-of-way being Buffalo Drive	Approved by BCC	October 2018
ZC-18-0659	Reclassified 2.5 acres from R-E to C-2 zoning, waivers for lighting, roof design, increased retaining wall height, increased building height, modified driveway geometrics, and design reviews for alternative parking lot landscaping, increased finished grade, and proposed office buildings	Approved by BCC	October 2018
ZC-0873-03 (WC-0192-04)	Waived condition of a zone change requiring right-of-way dedication (Tioga Way)	Approved by BCC	August 2004
TM-0251-04	1 lot commercial subdivision	Approved by PC	June 2004
ZC-0083-04	Reclassified 10 acres from R-E and M-D zoning to C-2 zoning for a shopping center	Approved by BCC	February 2004
ZC-0873-03	Reclassified 2.5 acres from R-E to M-D zoning	Approved by BCC	July 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General & Business and Design/Research Park	M-D	Undeveloped
South	Business and Design/Research Park	C-2	Retail center & undeveloped
East	Commercial General	C-2 & R-E	Undeveloped & communication tower
West	Commercial General	M-D	Office warehouse (IGT)

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the

subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval. Since there are existing permits which include a drainage study (PW19-15084) and an off-site permit (PW20-10867), staff finds that the applicant has shown progress with the development; therefore, an extension of time of 1 year is a warranted request.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Until October 17, 2022 to commence;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- 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; 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

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTEST:

COUNTY COMMISSION ACTION: December 22, 2021 – HELD – To 01/19/22 – per the applicant.

COUNTY COMMISSION ACTION: January 19, 2022 – HELD – To 02/16/22 – per the applicant.

APPLICANT: BOYD CORPORATE CAMPUS, LLC

CONTACT: RUSSELL ROWE, ROWE LAW GROUP, 7435 S. EASTERN AVENUE, SUITE 510, LAS VEGAS, NV 89123