

SITE MODIFICATIONS
(TITLE 30)

DURANGO DR/HACENDA AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-22-0211-5330 DURANGO LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** setbacks; **2)** wall height; and **3)** cross access.

DESIGN REVIEW for site modifications for an existing office complex on 8.5 acres in a C-P (Office and Professional) Zone in the CMA Design Overlay District.

Generally located on the east side of Durango Drive and the south side of Hacienda Avenue within Spring Valley. MN/nr/jo (For possible action)

RELATED INFORMATION:

APN:

163-28-311-002; 163-28-311-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the setback for a fence to a street to 8.5 feet where 10 feet is required per Table 30.40-4 (a 5% decrease).
2. Allow an increase in wall height to 8 feet high with a 2 foot high steel enclosure for a generator where 6 feet is allowed per Chapter 30.64.020 (a 67% increase).
3. Waive the requirement for cross access and shared parking with the property to the north where required per Table 30.56-2.

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 5420 S. Durango Drive & 5370 S. Durango Drive
- Site Acreage: 8.5
- Project Type: Site modifications
- Number of Stories: 2
- Building Height (feet): 34
- Parking Required/Provided: 447/491 (both properties)

Site Plans

The plans depict an office complex consisting of 3 office buildings and a parking garage on two parcels. The plan indicates that the southern parcel, which includes two office buildings and a parking garage, will be separated from the northern parcel by controlled gated access. The parking on both parcels currently totals 491 spaces. The northern parcel, APN 163-28-311-002 will have 97 parking spaces where 87 are required when the 2 parcels are stand-alone. The southern parcel is shown with controlled gated access from three points from Durango Drive and two gates on the north side of the parcel to the employee parking areas with 4 additional gates on the east side and center of the site. Covered parking is proposed along the perimeter of the southern site and EV charging stations will be available within the parking garage. A modification to the northern side of the central building (#5420) is proposed to make a walled and landscaped outdoor break area. The break area will constitute providing a barrier from the parking area and the outdoor break area and adding landscaping to enhance the portion of the site.

Landscaping

Landscaping on the site is existing. The plans show the addition of landscaping to an area in the center of the site for an employee break area. A 6 foot high decorative metal fence is proposed along the frontage with Durango Drive behind the attached sidewalk and landscaping.

Elevations

The plans show façade changes to the building, which include new entryways with parapet and enhanced window sunshades and exterior treatments. A roof deck with amenities for employees is proposed on the top floor of the parking garage. A generator with an 8 foot high block wall and steel enclosure are located on the east side of the site. The height of the wall and accompanying steel enclosure require a waiver for the increase in height.

Floor Plans

Interior modifications are not a part of this request.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed changes are to make the property most useful to the owner. The proposed waivers and design review are requested in order to make the site more secure and will not have a negative impact on the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0146-17	Commercial subdivision	Approved by PC	October 2017
DR-0676-17	Comprehensive sign package	Approved by BCC	October 2017

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0569-17	Vacated patent easements	Approved by PC	September 2017
WS-0774-12	Reduced parking with review of access control gates	Approved by PC	February 2013
DR-0179-10	Access control gates in conjunction with an office complex - expired	Approved by PC	June 2010
ZC-1792-03	Reclassified the northern parcel to C-P zoning for an office building	Approved by BCC	December 2003
WC-0315-02 (WS-1246-01)	Modified a condition for landscaping	Approved by BCC	November 2002
WS-1246-01	Reduced parking for an office complex	Approved by PC	December 2001
ZC-1294-97	Reclassified the northern parcel to C-P zoning for an office complex	Approved by the PC	October 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential
South & East	Public Use	P-F	Detention basin
West	Compact Neighborhood (up to 18 du/ac) & Neighborhood Commercial	R-3 & C-1	Multiple family & medical office building

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 & Design Review

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.

The requested waivers and design review for site modifications of an existing office complex are consistent with the Spring Valley goals and policies of the Master Plan. Policy SV-1.4 states the adaptive reuse where practical and consistent will promote reinvestment and support of countywide sustainability initiatives. The site has more than adequate parking on the site for

customers and employees, mature landscaping exists on the site and will remain, additional landscaping will be added to the site within the employee break area, and employees will have rooftop amenities. The proposed decorative metal fence along Durango Drive and the on-site access gates will provide safety and security to employees and will not have a negative impact on the area. The northern parcel although the cross access will no longer be available, the parcel will have more parking than required. Through thoughtful site design and conformance with the Master Plan, staff can support these requests.

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:

Current Planning

- 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

- Hatched areas near the access gates shall be replaced with landscape planters.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: LAS VEGAS SANDS CORP

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