

04/18/23 PC AGENDA SHEET

PORTE-COCHERE ADDITION
(TITLE 30)

SAHARA AVE/TENAYA WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0092-AMERICANA-MARTIN, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative driveway geometrics; and **2)** allow non-standard improvements in the right-of-way.

DESIGN REVIEW for a porte-cochere addition to an existing office building on 3.9 acres in a C-1 (Local Business) Zone.

Generally located on the south side of Sahara Avenue, 140 feet west of Monte Cristo Way within Spring Valley. JJ/jud/syp (For possible action)

RELATED INFORMATION:

APN:

163-10-110-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce throat depth on Sahara Avenue to zero feet where 75 feet is required per Uniform Standard Drawing 222.1 (a 100% reduction).
2. Allow non-standard improvements (landscaping) in the right-of-way (Sahara Avenue) where not allowed per Chapter 30.52.

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 7475 W. Sahara Avenue
- Site Acreage: 3.9
- Project Type: Porte-cochere addition
- Building Height: 34 feet, 7 inches
- Square Feet: 4,265
- Parking Required/Provided: 97/147

Site Plans

The plans depict an existing office building located on Sahara Avenue. The construction of the new porte-cochere extends from the building's north side, towards Sahara Avenue and partially covering a portion of the existing parking lot. The existing circular architectural feature at the

northeast corner of the building will be demolished. The area of the porte-cochere addition is 4,265 square feet; however, it does not expand to the office's occupiable area. Parking will be reconfigured in conjunction with the installation of the proposed porte-cochere columns. Two parking spaces will be displaced with the new addition. However, the number of parking spaces provided far exceeds the number of required parking spaces.

Waivers of development standards are necessary to eliminate the throat depth and to allow non-standard improvements in the right-of-way for the existing landscaping along Sahara Avenue.

Landscaping

Perimeter landscape buffers along Sahara Avenue are existing and will be maintained. The parking lot landscaping near the northeast corner of the building will be removed and the endcap island will be reconfigured. Additional trees will be provided in the parking lot near the northeast corner of the office building.

Elevations

The design is complementary to the existing office building. It utilizes a mix of the same color scheme and exterior finish material. The height of the proposed porte-cochere is 28 feet 4 inches with an arching architectural feature that reaches 34 feet 7 inches at its highest point. The northern most support columns are located 10 feet from the front property line while the upper portion projects an additional 3 feet into the setback (permitted architectural intrusion).

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the existing driveway on Sahara Avenue was constructed prior to the throat depth standards and further states there is no modification of the existing driveway or intersecting driveway aisles. The existing parking on the north end of the building is set back 85 feet. The small parking lot at the north of the building only accommodates 15 vehicles and allows for approximately 39 feet of stacking before intersecting conflict on the ingress side and approximately 55 feet of stacking before intersecting conflict on the egress side of the lot. Applicant states the modifications to this lot should create safer conditions than the existing parking lot.

In reference to the landscape along Sahara Avenue frontage, within the right-of-way, the applicant states it was installed when Nevada Department of Transportation controlled the road. It is now controlled by Clark County and the existing landscaping is considered to be a non-standard improvement in the right-of-way. The applicant understands this will require a License and Maintenance Agreement with the County to be executed; however, waivers of development standards shall be approved prior to executing said agreement.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0982-98	Office building	Approved by BCC	July 1998
ZC-0409-97	Reclassified the site to C-1 zoning for an office and retail center	Approved by BCC	May 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	C-1	Office complex
South	Ranch Estate Neighborhood (2 du/ac)	R-E (RNP-I)	Single family residential
East	Corridor Mixed-Use & Ranch Estate Neighborhood (2 du/ac)	C-2 & R-E (RNP-I)	Commercial center & single family residential
West	Neighborhood Commercial	C-1	Commercial center

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive 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.

Design Review

The proposed building modification complies with several policies in the Master Plan. For example, Policy 1.1.1: Neighborhood Identity, which encourages with integration of varied models, architectural styles and streetscapes, signage, common landscape areas and other character defining features. The proposed addition of the porte-cochere to the existing office building will create an intrinsic streetscape enhancing the visual interest. The existing landscaping along Sahara Avenue is proposed to remain; therefore, it will work as a buffer between the building addition and pedestrians. The materials and color scheme proposed for the addition will be matching the existing building creating a sense of uniformity. Therefore, staff can support this request.

Public Works – Development Review

Waiver of Development Standards #1

Staff has no objection to the reduction in throat depth for the Sahara Avenue existing commercial driveway. The applicant worked with staff and removed some parking stalls to increase the

landscape planter, which provides more distance before vehicles encounter any conflict with the parking spaces.

Waiver of Development Standards #2

The applicant is responsible for maintenance and up-keep of any non-standard improvement; the County will not maintain any landscaping placed in the right-of-way. Staff can support waiver of development standards #2 but the applicant must execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

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 final zoning inspection.
- 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; 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

- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AMERICANA-MARTIN, LLC

CONTACT: CHRIS RICHARDSON, RICHARDSON WETZEL ARCHITECTS, 4300 E. SUNSET ROAD, SUITE E-3, HENDERSON, NV 89014