

OFFICE BUILDING/SIGNAGE
(TITLE 30)

RAFAEL RIVERA WY/CIMARRON RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0453-GKT ACQUISITIONS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; **2)** increase sign height; **3)** increase sign area; and **4)** modified driveway design standards.

DESIGN REVIEWS for the following: **1)** a proposed office building; **2)** signage; and **3)** finished grade on 2.1 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District.

Generally located on the north side of Rafael Rivera Way and the east side of Cimarron Road within Spring Valley. MN/rk/jo (For possible action)

RELATED INFORMATION:

APN:

176-04-501-023

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 52 feet where 50 feet is permitted per Table 30.40-5 (a 0.5% increase).
2. Increase the height of a freestanding sign to 40 feet where a maximum height of 28 feet is permitted per Section 30.48.680 (a 43% increase).
3. Increase sign area to 468 square feet where a maximum area of 380 square feet is permitted per Section 30.48.680 (a 23% increase).
4. Reduce throat depth for a driveway along Sunset Road to a minimum of 10 feet where 100 feet is the standard per Uniform Standard Drawing 222.1 (a 90% reduction).

DESIGN REVIEWS:

1. An office building.
2. Signage.
3. Increase finished grade to 42 inches (3.5 feet) where a maximum of 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 233% increase).

LAND USE PLAN:

SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.1
- Project Type: Proposed office building
- Number of Stories: 3
- Building Height (feet): Up to 52
- Square Feet: 37,343
- Parking Required/Provided: 150/157

Site Plans

The plans depict a 3 story, 37,343 square foot building located near the center of the property. The site is bounded by public right-of-way on the west and south sides of the property. The building is set back 76 feet from Cimarron Road and 85 feet from Rafael Rivera Way. A total of 157 parking spaces are provided where 150 parking spaces are required per Title 30. The parking spaces are located along the perimeter of the development. The project will have 1 driveway from Cimarron Road to the west and 1 driveway from a private drive to the east. The properties to the north and east were approved for a multiple family residential development consisting of 384 units in 2019. The design of the building and the layout of the site comply with most requirements of the CMA Design Overlay standards with the exception of the sign height.

Landscaping

Street landscaping consists of a 15 foot wide landscape area with a detached sidewalk along public street frontage. An existing 10 foot wide landscape area is provided along the private drive to the east. The north perimeter of this site shows an approximate 10 foot wide landscape area with trees spaced 20 feet apart per Figure 30.64-11. The remaining interior areas of the site show landscaping distributed throughout the parking lot and around portions of the building footprints.

Elevations

The office building will have varying roof heights, with a maximum structure height of 52 feet with most of the roofline shown at 46 feet. The building consists of tilt-up concrete with decorative reveals and color changes. The primary finish material for the office building is plaster, with accent materials including decorative metal elements, decorative glazing, and stone accents. The building will feature an attractive mix of neutral and accent colors designed to reflect the desert environment.

Floor Plans

The proposed office building has a total area of 37,343 square feet distributed among 3 floors.

Signage

This site is in the CMA Design Overlay District and as such signage requires specific design criteria. This request is for the office site and depicts the location, height, square footage, and

materials being used. The sign types within this submittal package consists of freestanding, monument, and wall signs.

The plan depicts a 40 foot high freestanding sign on Rafael Rivera Way and a monument sign along the private drive to the east. The 40 foot high freestanding sign is located on the southwest portion of the site. The sign is 468 square foot where 380 square feet is allowed and is oriented in an east/west direction. The 10 foot high monument sign is located at the main driveway entrance onto the private drive and is 63 square feet in area. Wall signage is shown on all 4 elevations of the building and meets Code requirements for wall signs. All signs have elements that are compatible with the materials used for the building in the complex and will consist of internally illuminated cabinets and panel channel letters.

Applicant’s Justification

The applicant indicates the proposed office use is appropriate and compatible given the context of surrounding uses. The applicant states that the proposed signs will complement the existing buildings on-site, and the signs are compatible with existing sign heights in the area. The applicant indicates that these signs are necessary for tenant identification and in order to provide proper visibility for the office center.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0528-07	Reclassified the subject site to C-2 zoning	Approved by BCC	June 2007
ZC-1029-96	Reclassified the northern parcels to R-3 zoning	Approved by BCC	July 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	R-4	Multiple family residential
South	Business and Design/Research Park	M-D	CC 215 & undeveloped
East	Commercial General	R-4	Multiple family residential
West	Business and Design/Research Park	M-D	Office complex

The site and the surrounding area are located in 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

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.

Waiver of Development Standards #1

The applicant is requesting a 0.5 percent increase in building height for a total of 2 feet. This increase in building height is to allow for varying rooflines for enhanced building features and is not for habitable area. The building elevations are substantially enhanced with architectural detailing and treatments that make for a more interesting street scene and streetscape; therefore, staff does not anticipate any adverse impacts from the increased height and can support this waiver.

Waivers of Development Standards #2 & #3

Staff finds that the proposed size and height of the freestanding sign and amount of animation is not consistent with the intent of the CMA sign regulations. Staff does not support waivers in the CMA without mitigating circumstances. In the CMA, the intent is to discourage signs which contribute to visual clutter of the streetscape and ensure that signage enhances the overall development and the immediate area. The proposed request for sign area and height is excessive and is not compatible with the surrounding area; therefore, staff cannot support this portion of the request.

Design Review #1

Staff finds the design and layout of the office building is harmonious and compatible with the existing developments in the area. Staff finds that the buildings comply with Urban Specific Policy 19 of the Comprehensive Master Plan which encourages breaking-up the mass of the buildings through height variations; and Urban Specific Policy 7 which encourages land uses that are complementary and are of similar scale and intensity.

Design Review #2

Since this portion of the request cannot function independent of the waivers for increased height and area, staff cannot support this design review.

Public Works - Development Review

Waiver of Development Standard #4

Staff worked with the applicant on the throat depths on the Cimarron Road driveway to provide an increased ingress distance between the driveways and parking spaces. In order to accommodate this, the applicant removed parking spaces on each side of the Cimarron Road driveway increase landscape area to reduce potential conflicts, therefore staff can support the reduction in the throat depth.

Design Review #3

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

Staff Recommendation

Approval of waivers of development standards #1 and #4, and design reviews #1 and #3; denial of waivers of development standards #2 and #3, and design review #2.

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

If approved:

- 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;
- 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

- 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;
- Coordinate with Public Works - Directors Office for the Beltway, Frontage Road improvement project;
- Dedicate any right-of-way and easements necessary for the Beltway, Frontage Road improvement project.
- 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.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Spring Valley - approval of waiver of development standards #1 and design reviews #1 and #3; denial of waivers of development standards #2, #3, and #4, and design review #2.

APPROVALS:

PROTESTS:

APPLICANT: INVESTMENT EQUITY DEVELOPERS

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