

10/01/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0414-COLLINS K12, LLC:

USE PERMIT for an office.

WAIVER OF DEVELOPMENT STANDARDS for reduced setback.

DESIGN REVIEW for a proposed office building on 1.39 acres in an IL (Industrial Light) Zone and an IP (Industrial Park) Zone within the Airport Environs (AE-65) Overlay.

Generally located on the east side of Flossmoor Street, 660 feet north of Alexander Road within Sunrise Manor. MK/jor/syp (For possible action)

RELATED INFORMATION:

APN:

140-05-416-087; 140-05-416-088

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the front setback for an office building to 15 feet where 20 feet is required per Section 30.02.19 (a 25% reduction).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Acreage: 1.39
- Project Type: Proposed office building
- Number of Stories: 2
- Building Height: 29 feet, 4 inches
- Square Feet: 14,280
- Parking Required/Provided: 36/43
- Sustainability Required/Provided: 7/8.5

History & Site Plan

ZC-0464-94 reclassified over 87 acres from R-E (now RS20) zoning to M-D (now IP) zoning for an industrial business park. The plan depicts 2 subject parcels with 2 separate zoning districts established via ZC-1592-98. The zone change was part of a 25 acre office warehouse project. This zone change reclassified the western parcel 140-05-416-087 as M-1 zoning (now IL) and the rear of the eastern parcel 140-05-416-088 was reclassified to M-D (now IP). The western parcel will be redeveloped to include a proposed office building as part of the overall industrial business park. The southern portion of the eastern parcel will be redesigned as a parking lot, while the existing

parking lot on the northern portion will remain. Per the applicant, any outdoor storage and display will be relocated to a different site. Access is provided via 1 driveway adjacent to Flossmoor Street, while cross access is provided via the northern portion of the eastern lot. The plan depicts a proposed 2 story office building along the south and west property lines and the proposed 43 parking spaces are located north and east of the proposed office building.

Along the west property line, is a private street (Flossmoor Street) which includes an existing 15 foot wide landscape strip and the existing driveway the building is shown adjacent to the landscaping strip, which is setback 15 feet rather than the 20 feet required setback. There is an existing 8 foot high block wall along a portion of the north property line of the development. Along the east property line is an existing 16 foot wide landscape easement (a condition of approval from ZC-1592-98), adjacent to an existing 14 foot wide drainage channel and an existing 8 foot high block wall will also remain. Along the south property line, the applicant is proposing to construct an 8 foot high block wall. Bicycle parking is provided on the north side of the building, while the trash enclosure is provided east of the proposed office building along the south property line.

Landscaping

The applicant provided a landscape plan which was designed by a landscape architect. The plan depicts a proposed 16 foot wide landscape buffer along the southeast portion of the project site. This buffer does not continue north within the eastern parcel since the parking lot to the north will remain as is. However, residential adjacency buffer standards are met since the applicant is providing a double row of 5 evergreen trees within the proposed landscape buffer. There is an existing 8 foot high block wall adjacent to an existing 14 foot wide drainage channel which runs along the east property line. Parking lot landscaping includes landscape finger islands with 9 large trees with shrubs. The plan also shows the existing 15 foot wide landscape strip along Flossmoor Street (private street with no sidewalks) will now include 9 large trees (Shoestring Acacia). Throughout the proposed project site, the landscape plan shows 7 species of shrubs to be planted with a total quantity of over 800 plants to be planted on-site. Lastly, there is an existing 16 foot wide landscape area along the east property line installed after ZC-1592-98 was approved and still remains today. A portion of trees in this landscape strip were not maintained, therefore only 3 evergreen trees will be preserved. In addition to these 3 evergreen trees, the applicant will now include a double row of new evergreen trees to comply with buffering and screening standards adjacent to a residential use to the east.

Elevations

The provided elevation plans show that the 2 story proposed office building includes 4 sided architecture and the building has an overall height of 29 feet 4 inches to the top of the parapet roof. Architectural finishes include stucco walls, faux stone veneer, copper colored metal siding, atrium louvers, cladding over the roof fascia, and a projected steel box around the windows to add some exterior dimension.

Floor Plans

The first floor includes an atrium area, open office space, breakroom, reception area, conference rooms, restroom, multi-purpose rooms, and storage areas. The second floor includes a portion of the atrium, conference rooms, offices, and restrooms. The proposed building has an overall area of 14,280 square feet.

Applicant's Justification

The proposed office building will be constructed using a similar color scheme to the existing buildings within the business park and oriented to allow for the parking lot access to enter from Flossmoor Street and to park on the north and east sides of the property, with the building's entrance accessed from the north parking lot. Hours of operation of the tenants on the subject property are currently unknown. Per the applicant, any outside storage will be removed to a different location so that the eastern parcel will function as a parking lot. The north side of the property will abut to an existing 2 story commercial office building and attached service yard, surrounded by masonry screen walls. The applicant is requesting to reduce the front setback of the proposed building to 15 feet where 20 feet is required. Since Flossmoor Street is a private street, the centerline is the actual property lot line. There are no sidewalks within the privately owned Collins Business Park, instead there is an existing 15 foot wide landscape area. In addition, the applicant provided additional landscaping to meet sustainability requirements and to buffer between the street and the proposed office building. The portion of the building closest to the street is only 1 story.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0929-14	Office/warehouse building on 1.2 acres	Approved by BCC	January 2015
ZC-0464-94 (WC-0187-02)	Waived a condition of a zone change requiring no truck areas within 150 feet of the east and south property lines in conjunction with a distribution center on 26.2 acres	Approved by BCC	August 2002
ZC-1592-98 (ET-0415-00)	First extension of time of a zone change to reclassify 25 acres from M-D to M-1 zoning for future office/warehouse development	Approved by BCC	December 2000
DR-0231-99	Office/warehouse buildings on a 5.1 acre portion of a 25 acre parcel as a part of the Collins Business Park	Approved by PC	April 1999
ZC-1592-98	Reclassified 25 acres from M-D (AE-65) to M-1 (AE-65) zoning for future office/warehouse development; this is for the southern portion of the Collins Business Park (east of Lamb Boulevard and north of Alexander Road); conditioned a 200 foot M-D zoning buffer along the south and east property lines with outside storage to be interior to the project. B-1 landscaping along the east property line; additional landscaping requirements listed on the NOFA; and this zone change is directly related to this application	Approved by BCC	November 1998
WT-0272-98	Waiver to extend the time limit on off-site improvement permits for up to 2 years for the Collins Business Park; 6 month extension was granted	Approved by PC	April 1998

Prior Land Use Requests

Application Number	Request	Action	Date
VC-1890-96	Increased height of block walls, access control gates and allowed a guard shack within 10 feet of the property line	Approved by PC	January 1997
VC-1202-96	Waived the requirement for 15 foot wide landscaping along internal street frontages; conditioned 15 feet of landscaping on Flossmoor Street and Gobi Sands Avenue with a minimum 6 feet of landscaping along all other minor internal private streets	Approved by PC	August 1996
VC-0346-96	Allowed a temporary sales trailer and waived all wall enclosed trash areas; and waived the on-site paving of parking lot and driveways; subject to Air Quality review	Approved by PC	April 1996
VC-0231-95	Allowed outside storage in an M-D zone	Approved by PC	April 1995
ZC-0464-94	Reclassified 87.23 acres from R-E to M-D zoning with a variance to reduce the setback from the center section line; waived centerline dedication for an industrial business park in AE-70 located south of Craig Road, east of Lamb Boulevard, and north of Alexander Road; this conditioned the site to have a minimum 10 foot wide landscape buffer with a Mondale Pine trees to be spaced every 25 feet along the east property line adjacent to the residences to the east	Approved by BCC	May 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Business Employment	IL (AE-65) & IP (AE-65)	Office warehouse with outside storage yard
South	Business Employment	IL (AE-65) & IP (AE-65)	Outdoor storage yard
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2 (AE-65)	Single-family residential

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and

will be adequately served by public improvements, facilities, and services, and will not impose an undue burden. Staff does not oppose the applicant's request since this use has minimal impact to the existing business park. Adequate parking is provided. This use supports Policy 5.5.3 for small and local businesses, encourages the retention and revitalization of established local business districts and the expansion of small businesses in Clark County. For these reasons, staff can support this request.

Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Flossmoor Street is a private street and is internal to the site. The subject property does not have street frontage along the Lamb Boulevard or Alexander Road. Furthermore, the site has an existing 15 foot wide landscape buffer which mitigates any setback reduction. Lastly, the 15 foot wide landscape buffer will be upgraded with additional trees and shrubs. Staff can support this request.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The submitted plans show that the design of the building is an aesthetically pleasing and functional with ample parking for future tenants. The site includes upgraded buffering and screening, parking lot landscaping, cross-access to the north, and a pedestrian walkway. Staff finds that the overall design is compatible with the surrounding existing buildings; therefore, staff can support this request.

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 approval of a Certificate of Compliance;

- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0344-2024 to obtain your POC exhibit; and the flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTESTS:

APPLICANT: JAMES F. THOMSON

CONTACT: MALLORY JARAMILLO, PURVIS ARCHITECTS, 2545 QUAIL WOOD COURT, HENDERSON, NV 89074