

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0562-BANK FIRST INTERSTATE NEVADA NA:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking; **2)** eliminate bicycle parking; **3)** reduce street landscaping; **4)** eliminate parking lot landscaping; **5)** reduce gate setback; and **6)** increase fence height.

DESIGN REVIEW for site modifications in conjunction with an existing office building on 2.5 acres in a CG (Commercial General) Zone.

Generally located on the south side of Glen Avenue and the northeast side of Boulder Highway within Sunrise Manor. TS/bb/kh (For possible action)

RELATED INFORMATION:

APN:

161-07-102-005

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce parking to 99 parking spaces where 105 parking spaces are required per Table 30.04-2 (a 6% reduction).
2. Eliminate bicycle parking where bicycle parking is required per Section 30.04.04J (a 100% reduction).
3.
 - a. Reduce street landscaping along Boulder Highway where 1 large tree shall be provided every 30 linear feet of street frontage per Section 30.04.01D.
 - b. Reduce the width of street landscaping along Boulder Highway to 4 feet where 6 feet is required per Section 30.04.01D (a 33% reduction).
 - c. Reduce street landscaping along Glen Avenue where 1 large tree shall be provided every 30 linear feet of street frontage per Section 30.04.01D.
 - d. Reduce the width of street landscaping along Glen Avenue to 6 feet where 10 feet is required per Section 30.04.01D (a 60% reduction).
4. Eliminate parking lot landscaping per Section 30.04.01.
5. Reduce the setback of a proposed access gate along Boulder Highway to 1 foot where the access gate shall be set back no less than 50 feet from the property line per Section 30.04.03E (a 98% reduction).
6. Increase the height of a proposed fence to 8 feet where a maximum of 3 feet is permitted within the front yard in a commercial zoning district per Section 30.04.03 (a 167% increase).

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3511 Boulder Highway
- Site Acreage: 2.5
- Project Type: Existing office and proposed fence and gates
- Number of Stories: 1
- Building Height (feet): 2,400
- Square Feet: 41,977
- Parking Required/Provided: 105/99

Site Plan

The plan depicts an existing office building on 2.5 acres between Glen Avenue and Boulder Highway, 100 feet west of Dalhart Avenue. The building is centrally located on the lot with parking on the north, west, south, and northeast sides of the property. Ingress and egress access is provided from Boulder Highway at the southeast corner and Glen Avenue at the northwest corner of the property. One-way egress is provided at the northeast corner to Glen Avenue and southwest corner to Boulder Highway. The northern parking lot has access to and from Glen Avenue, internal circulation of vehicles, and a one-way driveway along the west side of the building to access the southern parking lot and exit onto Boulder highway. An existing loading dock ramp is located at the northeast corner of the building.

The site is proposed to be secured with access gates at all 4 existing driveways and a new 8 foot high wrought iron perimeter fence with pedestrian access at Glen Avenue and Boulder Highway. The applicant is requesting to increase the height of the fence to 8 feet along the front of the property (adjacent to Boulder Highway) where 3 feet is the maximum allowed per Code. In addition, no bicycle parking is proposed on this plan and is the subject of a waiver request. An additional waiver is required since 105 parking spaces are required and 99 parking spaces are provided. Five new parking spaces are being added adjacent to the loading dock ramp at the north side of the building, and along the east property line. A screened mechanical yard is located on the west side of the building.

Landscaping

There are existing Nerium Oleander shrubs over 24 inches in height that will be removed from the sight visibility zones along Glen Avenue and Boulder Highway. A single existing tree will remain at the southwest corner of the building. The applicant is requesting the attached sidewalk along Glen Avenue remain, and so the adjacent 6 foot, 11 inch landscape planter will not be widened. Title 30 requires a 10 foot wide landscape area when an attached sidewalk will remain. No new street trees are proposed along Glen Avenue or Boulder Highway and is a waiver request with this application. Although landscape islands will be added to the existing parking spaces adjacent to Boulder Highway, no new trees will be planted in this area, and is the subject of a waiver request. Title 30 requires a 6 foot wide landscape area adjacent to Boulder Highway; however, the applicant is requesting to reduce the landscape area to 4 feet. The landscape plan depicts 107 new shrubs will be planted within the landscape areas adjacent to Glen Avenue and Boulder Highway.

Elevations & Floor Plans

No new construction is proposed with this application.

Floor Plans

The existing office building is 41,977 square feet. No new construction is proposed with this application.

Applicant’s Justification

The applicant is requesting to construct an 8 foot high wrought iron fence around an existing office building, and to install 4 secure gates at existing driveways. The gates will remain closed during operating hours and the site will not be open to the public for bank business. All transactions will be handled by couriers and will include bank deposits and change orders associated with larger business accounts. Due to the security requirements for this site, access gates will be closed during operating hours. Existing landscaping along Glen Avenue will be removed to clear the sight distance areas between the driveways. Only shrubs will be planted in the areas adjacent to Boulder Highway and Glen Avenue and in limited on-site landscape planters.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-2147-98	Office building addition	Approved by PC	February 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	H-2 & CG	Storage & vacant retail
South, East, & West	Corridor Mixed-Use	CG	Vehicle sales

Related Applications

Application Number	Request
ZC-24-0561	A zone change to reclassify the site from RS20 and H-2 zoning to CG zoning is a companion item on this agenda.

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

Waivers 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.

Waiver of Development Standards #1

The proposed 99 parking spaces is technically 2 parking spaces less than the required 101 parking spaces (minus the 4 accessible spaces provided). An additional 4 parking spaces are available on Glen Avenue, that were not included in the calculation. There is no public access to this site and the property is not subject to peak hour traffic associated with normal public banking hours. Staff is not concerned about the requested reduction of parking at this site for office uses. However, since staff cannot support the waiver requests, staff is unable to support this request.

Waiver of Development Standards #2

No bicycle parking is proposed with this application and will not meet the intent of Master Plan Policy SM-4.2, or Policy SM-2.3 for secured bicycle parking, and improved bicycle connections to neighboring communities. Staff cannot support this waiver request.

Waivers of Development Standards #3 & #4

Existing street landscaping is being removed in favor of smaller shrubs that can be placed in existing sight distance areas along Glen Avenue and Boulder Highway. No parking lot landscaping is proposed. This site is located along Boulder Highway and is subject to Master Plan Policy SM-1.3 for corridor revitalization efforts that would enhance the community character. Therefore, staff cannot support these requests.

Waiver of Development Standards #5

All 4 gates have less than 50 foot setbacks from the property line and 3 of the 4 gates are less than 18 feet from the property line. The 2 exit driveways will not create a traffic hazard for Glen Avenue and Boulder Highway, but the 2 driveways with ingress and egress access will not provide enough queuing at Boulder Highway or Glen Avenue. Therefore, staff cannot support this request.

Waiver of Development Standards #6

The proposed 8 foot high wrought iron fence will be located in the front yards between the building and streets. The security requirements for this use are legitimate, but there is enough property to accommodate setbacks. Therefore, staff cannot 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 existing building and footprint are consistent with the previous office uses. The building itself and the footprint of the existing structure is not being

changed, but the lack of improvements related to the waiver requests will not meet the intent of the Master Plan Policy 1.4.1 for enhanced neighborhood improvements, and increased tree canopy. A total of 19 trees are not being planted with the proposed landscape plan and design of the parking lot. Since staff cannot support waiver requests, staff is unable to support this request.

Staff Recommendation

Denial.

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

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance and payment of the tree fee-in-lieu is required for any required trees waived.
- 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

- Access gates are to remain open during business hours.

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: Sunrise Manor - approval.

APPROVALS:

PROTESTS:

APPLICANT: JOHN CHAPMAN

CONTACT: JOHN CHAPMAN, NADEL ARCHITECTURE, 175 WARM SPRINGS ROAD, LAS VEGAS, NV 89119