

05/08/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0075-LVS MOB, LLC:

WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.

DESIGN REVIEW for an office and retail complex on 1.7 acres in a Commercial General (CG) Zone.

Generally located on the west side of Buffalo Drive and the north side of Laredo Street within Spring Valley. JJ/rr/ng (For possible action)

RELATED INFORMATION:

APN:

163-09-502-014

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the approach distance from the intersection of Buffalo Drive and Laredo Street to 81 feet 4 inches where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 (a 45.8% reduction).

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.7
- Project Type: Offices and retail
- Number of Stories: 1
- Building Height (feet): 27 (Building 1), 23 (Building 2)
- Square Feet: 8,700 (Building 1), 10,000 (Building 2)
- Parking Required/Provided: 74/75
- Sustainability Points Required/Provided: 7/7.5

Site Plans

The plans depict 2 proposed buildings on 1.7 acres at the northwest corner of Buffalo Drive and Laredo Street. Building 1 is 8,700 square feet and Building 2 is 10,000 square feet for a total of 18,700 square feet. Building 1 is intended to be a medical office which is set back 20 feet from Buffalo Drive, 25 feet from Laredo Street, and 136.4 feet from the west property line. Building 2, intended for medical offices and retail uses, is set back 26 feet 4 inches from Buffalo Drive, 26 feet from the north property line, and 90 feet from the west property line. The site will be

accessed from a new 32 foot wide driveway from Buffalo Drive located between each building, and from an existing driveway located immediately north of the property. Parking is located on the west side of the site behind each building, between the buildings, and to the north of Building 2. Two trash enclosures are indicated behind each building near the west property boundary.

Landscaping

The plans indicate street landscaping and parking lot landscaping is being provided. Along Laredo Street, street landscaping consisting of a 5 foot wide landscape strip, 5 foot detached sidewalk, and a 13.5 foot wide landscape strip which exceeds the minimum required width of 5 feet. The street landscaping includes 9 large trees set apart approximately 30 feet on center with at least 3 shrubs per tree which meets the minimum requirements. Along Buffalo Drive, street landscaping consists of an existing attached sidewalk with an 18 foot wide landscape strip with 3 large trees adjacent to Building 1 and a 16 foot 5 inch wide landscape strip with 3 large trees adjacent to Building 2. The landscape strip exceeds the minimum width of 10 feet and features at least 3 shrubs per tree which meets the minimum requirement. Within the parking lot there is a mixture of 16 large and 3 medium trees which meets the minimum requirement along with an additional 3 large and 1 medium tree located in other areas of the site.

Elevations

The elevations of the buildings show buildings with nearly an identical architectural design. Building 1 is a maximum of 26 feet 7 inches to the highest point of the roof while Building 2 is a maximum of 22 feet 6 inches to the highest point of the roof. Both buildings have exterior wall finishes consisting of painted stucco with 3 different tan or brown shades with stone veneer around the building entrances and windows. The building facades include wall plane changes, roofline variations, color and texture variations, window treatments, and windows of various sizes. Each building entrance has a metal canopy and the south and west facing windows feature aluminum sunshades.

Floor Plans

Shell building plans are provided for each building. The plan for Building 1 indicates an 8,700 square foot medical office space with the main entrance on the north side of the building. The plan for Building 2 indicates a future retail space on the east side of the building with the entrance on the north side and a future medical office space on the west side of the building with the entrance on the south side of the building. According to the parking analysis, the retail space will be 3,336 square feet and the medical office space will be 6,664 square feet.

Applicant's Justification

The applicant describes the proposed development as consisting of two buildings, one for a medical office and the other medical offices with some retail uses. The buildings will consist of earth tone colors, stucco, with stone veneer accents and metal awnings. There is a shared parking agreement between the subject site and the property to the north. The analysis of sustainability results in 7.5 points. With the exception of the waiver request, the applicant believes that the majority of the standards in Title 30 are being met and that this development will be a nice addition to the neighborhood.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1048-08	Reclassified 2 acres to C-1 zoning with a design review for a grocery store	Approved by BCC	December 2008
ZC-1081-07	Reclassified 2 acres to C-1 zoning, waiver for access to a local residential street, and a design review for a grocery store	Denied by BCC	December 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CG	Commercial
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single family residential
East	Corridor Mixed Use	CG & CP	Offices & commercial
West	Neighborhood Commercial	CG & CP	Offices & commercial

Related Applications

Application Number	Request
VS-24-0076	A request to vacate and abandon government patent easements and a 5 foot wide portion of Laredo Street for a detached sidewalk 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**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.

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.

Waiver of Development Standards & Design Review

Staff finds that the building materials conform to code requirements and are compatible with other development in the areas. The physical design of each building applies most of the requirements for four-sided architecture. This includes variations in the roof line exceeding 2 feet, changes in the wall planes in excess of 12 inches and changes to texture, material, and surface colors. However, neither building features a customer entrance that faces the street. Instead, all 3 entrances face internally into the parking lots and feature canopies to help define their location. The applicant states that the buildings are oriented internally and any entrances facing the street would serve no purpose in that they cannot provide public access to the back of the house. Cross-access is provided with a CVS Pharmacy located to the north. The applicant indicates that there is also a shared parking agreement between these property. However, cross-access to the property to the west with retail and office uses cannot be provided due to the presence of an existing wall and landscaping.

The site features pedestrian connectivity between each building, the parking areas, and the public sidewalk featuring 5 foot wide sidewalks with stamped or stained concrete crosswalks. The trash enclosures are located to the rear of the buildings and are designed in accordance with code requirements. The design of the parking areas, including loading areas, landscaping, outdoor lighting, and signage appears to meet code requirements including residential adjacency.

Although the building entrances do not face the street, the overall design of the development appears to be harmonious with other similar development in the area with design characteristics that are not unsightly or undesirable. The development takes advantage of an existing driveway with the property to the north and no access will be provided on the local residential street to the south. There should not be a negative traffic impact on adjacent roadways or the neighborhood. Sustainability measures are also provided for the site in which 7.5 points are provided where a minimum of 7 points is required. Staff can, therefore, support the design review.

Public Works - Development Review

Waiver of Development Standards

Staff has no objection to the reduction in approach distance for the commercial driveway on Buffalo Drive. By placing the driveway in the center, the applicant has reduced potential conflicts with the intersection to the south and the commercial driveway to the north.

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 an application for a zoning inspection.
- 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;
- Full off-site improvements for Laredo Street.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb, vacation of excess right-of-way, and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated County; and for any sanitary sewer needs, to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: LVS MOB, LLC

CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,
BLD 3 STE 577, LAS VEGAS, NV 89134