

08/07/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-400067 (DR-22-0338)-USA:

DESIGN REVIEWS FIRST EXTENSION OF TIME for the following: **1)** a proposed public facility building (LVMPD Area Command Substation); and **2)** finished grade on a portion of a 44.0 acre site in a PF (Public Facility) Zone.

Generally located on the north side of Sahara Avenue and the east side of Hollywood Boulevard within Sunrise Manor. TS/nai/syp (For possible action)

RELATED INFORMATION:

APN:

161-02-401-001 ptn

DESIGN REVIEWS:

1. A proposed public facility building (LVMPD Area Command Substation).
2. Increase finished grade to 105 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 192% increase).

LAND USE PLAN:

SUNRISE MANOR - OPEN LANDS

BACKGROUND:

Project Description

General Summary

- Site Acreage: 44 (portion)
- Project Type: LVMPD Area Command Substation
- Number of Stories: 1
- Building Height: 30 feet, 6 inches
- Square Feet: 23,515 (LVMPD Area Command Substation)/360 (maintenance shed)/425 (generator enclosure)
- Parking Provided: 370

Site Plan

The approved site plan depicts a 44 acre parcel that was reclassified to P-F zoning via ZC-1404-00 which approved the existing Clark County Fire Station #31 on the northwest corner of APN 161-02-401-001.

The approved site plan also depicts a proposed public facility building (LVMPD Area Command Substation) to be constructed 120 feet south of the existing fire station. The substation is set back

87 feet from Hollywood Boulevard to the west, 60 feet from the Hollywood Regional Park expansion to the east, and 419 feet to the southernmost portion of the substation's parking lot.

Parking is located along the north, west, and east sides of the substation with a large parking lot located to the south. Access to the site is located via 3 proposed commercial driveways along the west property line. One entry gate is located at the northernmost driveway and vehicles will head west towards the first set of parking spaces, and then the vehicles will head south toward the larger parking lot and exit toward the southern most driveway. Visitors to the substation will utilize the centrally located driveway only. The site also includes a proposed enclosed generator and a maintenance shed east of the substation.

The original application was for a design review of the overall site and the proposed substation, and increased finished grade to a maximum of 105 inches where 36 inches was the maximum allowed per Title 30. The cross sections show the increase finished grade is primarily located south of the substation within the large parking lot. The plans show that the existing grade slope decreases by 8 feet below the existing pavement and sidewalk along Hollywood Boulevard.

Landscaping

The approved plan shows trees and shrubs along the west facing elevation of the substation with additional landscaping on portions of the north and south elevation of the building. The majority of the landscaping (trees, shrubs, and groundcover) will be planted along the west property line adjacent to Hollywood Boulevard. The approved plan also depicts a 40 foot wide Southern Nevada Water Authority (SNWA) easement; therefore, shrubs will be incorporated in the overall landscape design.

Elevations

The approved elevations show that the substation will include an overall height of 30 feet, 6 inches. Exterior materials will include stucco exterior walls, a standing seam metal roof, metal shade panels, metal doors, gates, and framing, and honed travertine stone.

Floor Plans

The approved plan shows a proposed substation with an overall area of 23,515 square feet. The substation includes a vestibule, main lobby area, restrooms, offices, locker rooms, breakroom, and other back of house areas utilized by LVMPD support staff and officers.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for DR-22-0338:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; 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.
- 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; and that off-site improvement permits may be required.

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)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0032-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant’s Justification

The applicant is requesting an extension of time for an additional year for application DR-22-0338. The applicant states that as of August 2022 this project was placed a hold due to LVMPD needing additional police officers to staff this new substation. Also Bureau of Land Management required the existing lease to be updated to include additional project information and an update to the site acreage. According to the applicant, the lease agreement should be completed August 2024.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-22-0338	Proposed public facility building (LVMPD Area Command Substation) and for finished grade	Approved by BCC	August 2022
DR-19-0746	Expansion of existing regional park (Hollywood) on a 40.8 acre portion of 207 acres	Approved by PC	November 2019
ZC-0147-01	Reclassified approximately 160 acres, including this site to P-F zoning for a park	Approved by BCC	March 2001
ZC-1404-00	Reclassified 40 acres of the site to P-F zoning for a fire station and future development	Approved by BCC	November 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands	PF	Hollywood Recreational Center
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
East	Open Lands	PF	Expansion of Hollywood Park
West	Public Use	PF	Las Vegas High School

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

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds that the metropolitan police department project has approved permits from Public Works and Fire Prevention. Staff finds there is an approved drainage study (PW-22-14867), an approved traffic study (PW22-18816), and an active off-site improvement bond (PW-23-11059) with Public Works. The applicant also submitted plans to Fire Prevention which was listed as a condition in the Notice of Final Action for DR-22-0388. The civil underground application with Fire Prevention has an approved status (FP22-05560). Although this project has not commenced, staff can support this request because of the continuous progress of completing the necessary permits. Staff recommends a 2 year extension to complete the building permits and to commence this project.

Public Works - Development Review

The applicant has complied with all of Public Works conditions. Therefore, staff has no objection to this extension of time.

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

- Until August 7, 2026 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTEST:

APPLICANT: LVMPD

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