

05/06/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-25-0186-MARYLAND G K LEGACY, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** to increase maximum parking.

**DESIGN REVIEW** for a proposed office building on a portion of 3.86 acres in a CG (Commercial General) Zone within the Maryland Parkway Overlay.

Generally located on the east side of Maryland Parkway, 400 feet south of Karen Avenue within Winchester. TS/rg/kh (For possible action)

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RELATED INFORMATION:

**APN:**

162-11-201-002; 162-11-201-003

**WAIVER OF DEVELOPMENT STANDARDS:**

Allow 57 parking spaces where 46 are required and a maximum of 53 parking spaces are permissible per Section 30.04.04D (an 8% increase).

**LAND USE PLAN:**

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 2770 S. Maryland Parkway
- Site Acreage: 3.86 (total)
- Project Type: Proposed office building development
- Number of Stories: 2 (maximum)
- Building Height (feet): 44 (maximum)
- Square Feet: 18,260
- Parking Required/Provided: 46/60 (total parking - includes 3 ADA parking spaces)
- Sustainability Required/Provided: 7/7.5

**History & Site Plan**

The subject site contains an existing 4 story office building and parking lot that was constructed in 1975, via ZC-073-73. The subject site is as an L-shaped lot; oriented west to east. In 1990, a parcel map (MSM-600025-90) was recorded creating Lot 1 (west half) and Lot 2 (east half). A tentative map (TM-24-500045) was approved in 2024, for a one lot commercial subdivision and the related final map (NFM-24-500065) is currently under review with the Clark County Mapping Team.

The plan depicts an existing office building and parking lot located within the southern portions of APNs 162-11-201-002 and 162-11-201-003. The existing office building is adjacent to 149 existing parking spaces. The proposed 2 story office building will be constructed on the undeveloped northeast quadrant of the site.

Currently, the site is accessible via existing driveways along Maryland Parkway located on the west side of APN 162-11-201-002. The northern driveway is for egress only, and the southern driveway is for ingress. The proposed office building includes a total of 60 new parking spaces and the minimum parking requirement is 46. The new parking spaces are located north, east, and west of the proposed building. Pursuant to Title 30, non-residential development shall not exceed minimum parking requirements by more than 15 percent. The site provides 3 ADA parking spaces, which will not be counted against the maximum parking requirement; therefore, the adjusted total of parking spaces accounted for are 57 parking spaces. The 15% threshold allows for an additional parking space increase to 53 spaces. The applicant is requesting a waiver of development standards to increase parking for a maximum of 57 parking spaces.

In the CG zoning district, the proposed building placement is not subject to the interior and rear setbacks. However, the site is adjacent to residential properties to the north and the east property lines; therefore, this project is subject to residential adjacency standards per Section 30.04.06H for building setbacks. The proposed office building is set back 81 feet from north property line and 63 feet from the east property line. The proposed building is situated within the interior of the site. Lastly, the plan depicts a plaza located on the west side of the building.

#### Landscaping

The plans depict a 15 foot wide landscape buffer with double rows of evergreen trees along the north and east property lines. An existing 6 foot high screen wall along the north and east property lines will be replaced with an 8 foot high screen wall. Parking stalls abutting the north and east property lines, depicts a landscape strip with landscape islands provided every 12 spaces and at the end of each row of parking.

#### Elevations

The plans depict a 44 foot high, 2 story building. Entrances are located on the west and north sides of the building, which are recessed and shaded with canopies, excluding the emergency door on the southeast corner of the building. Some of the windows are shaded with metal awnings. The windows will be aluminum storefront windows with at least 41% transparent glass. The roofline of the building depicts 2 foot high variation. The building materials includes slimlite alloy effects (stone veneers) and smooth pilasters or EIFS with earth tone colors.

#### Floor Plans

The plan depicts 9,130 square foot area for each of the 1<sup>st</sup> and 2<sup>nd</sup> floors. The space will be improved in the future.

#### Pedestrian Circulation Plan & Art Plan

The art plan indicates one general location within the open space area abutting Maryland Parkway. The art plan however, is requested to be deferred by the applicant to be reviewed in the future.

### Applicant's Justification

The applicant requests a waiver to increase maximum parking for the proposed office development to provide more spaces for the development to accommodate employees and visitors. The impact of the increase in parking and proposed office building is minimal to the site.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
TM-24-500045	A tentative map for one lot commercial subdivision	Approved by PC	June 2024
WS-19-0849	Freestanding sign	Approved by PC	December 2019
ZC-0073-73 & VC-0061-73 (ET)	Extension of time for reclassifying the site from R-1 to C-1 zoning and variance for a 4 story office building	Approved by BCC	July 1974
ZC-0073-73 & VC-0061-73	Reclassified the site from R-1 to C-1 zoning and variance for a 4 story office building	Approved by BCC	July 1973

\*Additional land use applications have been approved on this site.

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Corridor Mixed-Use & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG (MPO) & RS5.2	Restaurant & related facilities & single-family residential
South	Urban Neighborhood (greater than 18 du/ac)	RM32 (MPO)	Multi-family residential development
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential development
West	Corridor Mixed-Use	CG (MPO)	Shopping center

### **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.

Staff finds the request to increase the maximum number of parking spaces is reasonable and does not negatively impact the site. The additional spaces will allow customers and employees to utilize the parking spaces available located adjacent to the proposed building. Staff finds the proposed parking is adequate for the proposed development; therefore, staff does not object to the waiver of development standards.

#### 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 subject parcel is an in-fill development for an office development. The development of the subject parcel is compatible with the existing development on the subject parcels. The elevation and design characteristics and other architectural and aesthetic features are not unsightly or undesirable in appearance. Site circulation will not negatively impact adjacent roadways and neighborhood traffic. 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**

- Appropriate land use application is required for the art plan and art shall be installed prior to Certificate of Completion;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- 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;
- 30 days to coordinate with Public Works and the Regional Transportation Commission for the Maryland Parkway BRT project;
- 90 days to dedicate any necessary right-of-way and easements for the Maryland Parkway BRT project.

**Fire Prevention Bureau**

- Applicant to show fire hydrant locations on-site and within 750 feet;
- 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 a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0089-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Winchester - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** MARYLAND GK LEGACY, LLC

**CONTACT:** GMRA, 6325 S. JONES BOULEVARD, SUITE 100, LAS VEGAS, NV 89118