

11/08/23 BCC AGENDA SHEET

OFFICE BUILDING EXPANSION
(TITLE 30)

HIGHLAND DR/EDNA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0601-BM HIGHLAND, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** street landscaping; **2)** parking lot landscaping; **3)** pedestrian walkways; **4)** modified commercial driveway standards; and **5)** full off-site improvements.

DESIGN REVIEW a proposed expansion to an existing contractor's office within an existing commercial/industrial complex on a portion of 6.7 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the east side of Highland Drive, 700 feet south of Edna Avenue within Winchester. TS/lm/syp (For possible action)

RELATED INFORMATION:

APN:

162-08-707-002 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1. Waive street landscaping and detached sidewalk where Figure 30.64-17 is required.
2. Waive parking lot landscaping where Figure 30.64-14 is required.
3. Waive pedestrian walkway where required per Section 30.60.050.
4. Allow the existing driveway to remain where compliance with commercial driveway standards Uniform Standard Drawing 221.1 is required.
5. Waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Highland Drive.

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3030 Highland Drive
- Site Acreage: 6.7 (portion)
- Project Type: Expansion to existing office building (Martin Harris) and parking lot redesign
- Number of Stories: 1
- Building Height (feet): 24.5

- Square Feet: 20,000 (Building A)/26,750 (Building B)/36,500 (Martin Harris)/8,884 (Martin Harris expansion)/92,134 (total)
- Parking Required/Provided: 316/336

Site Plan

The plan depicts an existing office building located along the northern portion of an office/commercial/industrial complex. Access to the site is located via existing driveways along Highland Drive. A previously approved use permit (UC-0829-17) allowed the office as a principal use and design reviews to convert the warehouse portion of the building into office areas and façade changes. The existing building is 36,500 square feet, with the proposed additions at the northeast and southwest corners of the building for a total expansion area of 8,884 square feet. Parking has been redesigned along the south elevation of the building, with additional employee parking located to the east. A pedestrian access route has been provided from the westerly parking area south of the remodeled building, which connects the accessible parking area to the building entrance; however, there is no pedestrian walkway between other parking areas and building entrances. Additional parking is located along the west and south property lines. A portion of the site parking is provided on the parcel to the east located within the jurisdiction of the City of Las Vegas (APN 162-09-301-004), with legal access only through the subject parcel. The remainder of site design changes include relocating the trash enclosure on the east side of the building and restriping the larger parking area south of the building. Site improvements also include new screening materials on the existing 8 foot tall chain-link enclosures around the storage areas on the east side of the site.

Landscaping

The plan depicts existing street landscaping that consists of trees, turf, and shrubbery that does not include sidewalks or the required quantity of trees along the street frontage. Trees along Highland Drive include Palms, Bay Laurel, and Pines. Existing parking lot landscaping includes Palm trees and shrubbery. The proposed parking lot and building entry landscaping includes Date Palm, Wilson Olive, Mediterranean Fan Palm, and shrubbery. The restriped parking areas do not include the required parking lot landscaping.

Elevations

The plan depicts the building remodel and addition to the existing office building on the north portion of the parcel. The proposed design continues the previously approved visual interest of the elevations with varying parapet heights and faced relief. Additionally, the elevations include metal panel features, painted concrete block, stucco, and commercial window and door features, that are consistent with the previously approved façade changes within the complex.

Floor Plan

The proposed plan includes an expansion of the existing 36,500 square foot building with an 8,884 square foot expansion for additional office space, for a total building area of 45,384 square feet. The expansion includes a new main entry, which includes a reception area, conference rooms, and offices, along with an expansion of the employee area at the northeast corner of the building.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the requested building additions are consistent with the existing building design and continue current site exterior materials. The requests for site and parking lot landscaping are included in this request, as the intent is to maintain the existing property conditions outside of the project area. The applicant states the existing entryway landscaping exceeds the current standards for other parcels along Highland Drive that were installed prior to current standards. In addition to the relocated accessible parking, a pedestrian access route with any new walkways would represent a burden on the property owner beyond what they believe is warranted by the scale of the new development and the fact that there is little movement between tenants of different buildings on the site.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|-----------------------------------|--|-----------------|----------------|
| ADR-19-900704 (ADET-21-900649) | First extension of time for modifications to the exterior façade | Approved by ZA | November 2021 |
| ADR-19-900704 | Modifications to the exterior facade of an existing commercial/industrial complex | Approved by ZA | October 2019 |
| UC-19-0142 | Recreational facility (indoor simulated shooting facility), minor training facility, sporting goods - firearms, hookah lounge within an existing commercial complex - withdrawn | Withdrawn by PC | May 2019 |
| UC-0829-17 | Office as a principal use and design reviews to convert an existing warehouse space into office areas, and modifications to the exterior of an office/warehouse building | Approved by PC | November 2017 |
| UC-0028-16 | Recreational facility (indoor simulated shooting facility) with accessory commercial uses, minor training facility, and hookah lounge, waiver to allow roof signs, and a design review for roof signs - waiver and design review were denied - expired | Approved by PC | March 2016 |
| UC-0838-15 | Recreational facility (indoor simulated shooting range) and minor training facility in the southernmost building (3030 Highland Drive) - currently still in operation | Approved by PC | February 2016 |
| UC-0383-12 | Banquet facility | Approved by PC | September 2012 |
| UC-0086-07 | Recreational facility (table tennis) | Approved by PC | March 2007 |

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|--|-----------------|---------------|
| UC-0175-05 | Private club (supportive recovery group) | Approved by PC | March 2005 |
| UC-1569-04 | Banquet facility - expired | Approved by PC | October 2004 |
| UC-0550-04 | Secondhand sales | Approved by PC | June 2004 |
| UC-1830-03 | Private recreational facility (indoor shooting range and gun store) with gunpowder storage and ancillary offices | Approved by BCC | February 2004 |
| UC-0490-00 | Live entertainment in conjunction with a gift shop within an existing retail building | Approved by PC | May 2000 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|--------------|----------------------------------|------------------------|---|
| North | City of Las Vegas | M | Industrial buildings |
| South & West | Business Employment | M-1 | Industrial buildings |
| East | City of Las Vegas | M | Storage yard & a portion of the overall parking for this site |

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis**Comprehensive Planning**Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Waivers of Development Standards #1 & #2

Staff is unable to support requests for street landscaping that include allowing existing turf to remain when local conservation efforts are in place to help businesses and property owners replace and meet the environmental standards of the Master Plan. The proposed design reconfigures the visitor and employee parking areas along the southern elevation of the building and restripes the central parking areas south of the subject building. Staff finds that the redesign could provide the required parking lot landscaping south of the building and north of the driveway. Policy 3.6.1 of the Master Plan encourages reducing the footprint of hardscaped areas and providing shade to help reduce heat absorption by exterior surfaces.

Waivers of Development Standards #3

Staff finds that while there is 1 new pedestrian access provided to the redesigned building, the parking area east of the accessible parking space area is proposed to be restriped, and along with the parking area east of the building, albeit located in the City of Las Vegas, any redesign should provide safe pedestrian access. Therefore, staff is unable to support this request.

Design Review

The proposed exterior changes to the building continue to be in harmony with the complex and developments on the adjacent parcels. Site improvements include creating a trash enclosure, restriping visitor parking spaces, and screening outside storage spaces. However, since staff cannot support the waivers of development standards, staff cannot support this request.

Public Works - Development Review

Waivers of Development Standards #4 & #5

The applicant has worked with staff to install the off-site improvements and reconstruct the driveway to a commercial curb return with future development expansion. Therefore, staff can support these requests.

Staff Recommendation

Approval of waivers of development standards #4 and #5; denial of waivers of development standards #1 through #3 and the design review.

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:

- Remove turf prior to final zoning inspection per Southern Nevada Water Authority standards;
- 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 has adopted a rewrite to Title 30 effective January 1, 2024, 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

- Full off-site improvements shall be required with future development as determined by Public Works - Development Review.

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 #0329-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Winchester - approval.

APPROVALS:

PROTESTS:

APPLICANT: BM HIGHLAND, LLC

CONTACT: KGA ARCHITECTURE, 9075 W. DIABLO DRIVE, SUITE 300, LAS VEGAS, NV 89148