

OFFICE BUILDING
(TITLE 30)

BADURA AVE/GAGNIER BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0435-IHC HEALTH SERVICES, INC.:

ZONE CHANGE to reclassify 9.3 acres from an R-E (Rural Estates Residential) Zone to a C-P (Office and Professional) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; **2)** allow zero percent of the total property frontage be occupied by buildings; and **3)** reduce driveway throat depth.

DESIGN REVIEW for an office building in the CMA Design Overlay District.

Generally located on the northeast corner of Badura Avenue and Gagnier Boulevard within Spring Valley (description on file). MN/gc/syp (For possible action)

RELATED INFORMATION:

APN:

176-04-301-006; 176-04-301-015

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 62 feet where a maximum of 35 feet is permitted per Table 30.40-4 (a 77.1% increase).
2. Allow zero percent of the total property frontage be occupied by buildings where a minimum of 10 percent of the frontage shall be occupied by buildings located at the building setback line or within 100 feet of the front property line per Section 30.48.640 (a 100% reduction).
3. Reduce throat depth for a driveway along Maule Avenue to 76 feet where a minimum of 100 feet is required per Uniform Standard Drawing 222.1 (a 24% reduction).

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 9.3
- Project Type: Office building
- Number of Stories: 3
- Building Height (feet): 62

- Square Feet: 88,700
- Parking Required/Provided: 355/358

Site Plans

The plans show an office building located approximately 144 feet from the north property line, 260 feet from the east property line, 283 feet from the south (front) property line, and 96 feet from the west property line. Loading spaces and a trash collection area are located on the northeast side of the building, and a customer drop-off area is located on the south side of the building. Access to the site is from Badura Avenue, Agilysys Way, and Maule Avenue. The eastern portion of the site will remain vacant for future development except for the access drive from Agilysys Way and perimeter street landscaping. A total of 358 parking spaces are provided to the north, west, and south of the building where a minimum of 355 spaces area required.

Landscaping

Street landscaping along Badura Avenue, Gagnier Boulevard, Maule Avenue, and Agilysys Way consists of a 15 foot wide landscape area with a detached sidewalk. Parking lot landscaping will comply with Figure 30.64-14.

Elevations

The plans depict a 3 story, 62 foot high office building. Building materials consist of concrete tilt-up panels, venetian plaster, decorative metal panel systems, stucco finish, and insulated vision glass. Horizontal and vertical architectural reveals are also incorporated into the building. The roof is flat with parapet walls at various heights, and screening is provided for rooftop mechanical equipment.

Floor Plans

The plans show an 88,700 square foot office building with 3 floors. Each floor has exam rooms and office space for various medical disciplines.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the building will be used for medical and clinical office space. Ambulatory services are not planned for the building. Healthcare services are needed in the southwest valley to keep pace with the rapid development of the area. The increase in building height is similar to other building heights in the area. Although the proposed building is not within 100 feet of the front property line, future development of the undeveloped areas could comply with this requirement. The reduced throat depth of the driveway off Maule Avenue allows for parking on the site to be maximized within the customer parking area on the south side of the building; otherwise, the building would have to be shifted southward thus increasing parking in the staff area on the north side of the building where not needed. Parking spaces are not located at the end of the driveway to minimize conflict with vehicles entering the site.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	R-E & M-D	Undeveloped
South	Business Employment	M-D	Office warehouse complex
East	Business Employment	M-D	Office complex
West	Business Employment	U-V	Mixed-use development (Uncommons)

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
VS-23-0436	A request to vacate and abandon 5 foot wide portions of right-of-way being Gagnier Boulevard and Badura Avenue and government patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Zone Change

The request to C-P zoning conforms to the Master Plan which designates this site as Business Employment. Staff finds that the proposed zoning is consistent and compatible with the existing and approved land uses in the area. The C-P zoning will provide an appropriate transition from the U-V zoning to the west and the M-D zoning to the east and south. Furthermore, although the property to the east is zoned M-D, the site was developed as an office complex through a use permit. Therefore, staff can support this request.

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 can support the increase in building height to 62 feet as other buildings in the area are of similar height. The mixed-use development (Uncommons) to the west has buildings up to 75 feet in height, while the office complex to the east has buildings up to 73 feet in height. Furthermore, the proposed building is centrally located on the site which will minimize the impact of the increased height from the street frontage and abutting properties. Staff can support not having the proposed building within 100 feet of the front property line, as future

development on the undeveloped portions of the site will have the opportunity to comply with this CMA Design Overlay District requirement.

Design Review

Staff finds that the proposed office building is compatible with the surrounding area. All sides of the building will have architectural enhancements and will be visually pleasing from all 4 perimeter streets. Pedestrian walkways are integrated throughout the site and connect with all 4 perimeter streets. The request complies with Policy 6.2.1 of the Master Plan which promotes ensuring that the design and intensity of new development is compatible with established neighborhoods and uses in terms of its height, scale, and overall mix of uses.

Public Works - Development Review

Waiver of Development Standards #3

Staff can support the request to reduce the throat depth for the commercial driveway on Maule Avenue as the applicant has reduced the potential conflicts by providing extra landscape planters on the drive aisles to provide drivers more distance before they encounter any conflicting parking spaces.

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

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Future development on the site shall have at least one building located within 100 feet of the front property line;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- 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 the waivers of development standards and design review must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Badura Avenue, 25 feet to the back of curb for Agilysys Way, 25 feet to the back of curb for Maule Avenue and associated spandrels;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Maule Avenue/Badura Avenue improvement project.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Fire Prevention Bureau

- No comment.

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 #0241-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Spring Valley - no recommendation.

APPROVALS:

PROTESTS:

APPLICANT: HDR

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