

MIXED-USE DEVELOPMENT  
(TITLE 30)

BUFFALO DR/SUNSET RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-21-400013 (UC-0906-15)-BUFFALO LAS VEGAS LAND, LLC:**

**USE PERMIT THIRD EXTENSION OF TIME** to modify the pedestrian realm.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** permit non-standard improvements within the right-of-way; and **2)** permit an over length cul-de-sac.

**DESIGN REVIEW** for modifications to an approved mixed use development on 9.9 acres in a U-V (Urban Village - Mixed Use) Zone in the CMA Design Overlay District.

Generally located on the east side of Buffalo Drive, 600 feet south of Sunset Road within Spring Valley. MN/jgh/jd (For possible action)

---

RELATED INFORMATION:

**APN:**

176-03-101-009; 176-03-101-019

**USE PERMIT:**

Modify the pedestrian realm due to a substantial grade differential between this site and the adjacent rights-of-way (Buffalo Drive and Rafael Rivera Way).

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Permit non-standard improvements (landscaping and a sculpture) within the right-of-way being the cul-de-sac at the terminus of Tioga Way.
2. Increase the length of the cul-de-sac for Tioga Way to 704 feet where 500 feet is the standard (a 40.8% increase).

**LAND USE PLAN:**

SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 9.9
- Number of Units: 421
- Density (du/ac): 42.5
- Project Type: Mixed-use development
- Number of Stories: 4
- Building Height (feet): 50

- Open Space Required/Provided: 2.4 acres/5.1 acres (includes 2.2 acres public plaza)
- Square Feet: 714 to 1,352 (residential units)/3,200 (commercial)
- Parking Required/Provided: 716/710

### Site Plans

The previously approved plans depict a proposed mixed-use development consisting of 2 buildings with residential and commercial components. This project will have 421 units with a density of 42.5 dwelling units per gross acre. The site is located on the northeast corner of Buffalo Drive and Rafael Rivera Way with access provided from Tioga Way, which terminates into a cul-de-sac at the northeastern portion of the site. The proposed cul-de-sac for Tioga Way will be approximately 704 feet in length which requires approval of a waiver of development standards. The buildings are in the central portion of the site and separated by a private drive aisle and pedestrian plaza. A private drive aisle/fire lane circles the buildings, and adjacent to this drive aisle/fire lane is a modified pedestrian walking/jogging path which is also part of the pedestrian realm. Parking garages with 4 levels are incorporated into the design of the buildings. Surface parking spaces are located between the 2 buildings. The plans indicate a total of 710 parking spaces are being provided where 716 spaces are required. The site will be within a half mile of an RTC transit stop, which allows a reduction in parking with the approval of a use permit.

### Landscaping

This project has 2.4 acres of open space. The approved plans depict 5.1 acres of open space which includes 2.9 acres of passive and active areas and a 2.2 acre public plaza to allow for the density bonus. This open space includes courtyards with a swimming pool and wading pool in the center of the building, plazas, and seating areas. Additional open space includes a modified pedestrian realm which includes a jogging path and exercise stations. The pedestrian realm will be a minimum of 18 feet in width and include an 8 foot wide jogging/walking path and an amenity area consisting of landscaping, exercise stations, and seating areas. Due to the difference in grade between the site and adjacent public streets, the modified pedestrian realm will be located on-site at the base of the slope. The sloped areas adjacent to the streets are landscaped and provide passive open area. Additional on-site landscaping is provided adjacent to the buildings and within the courtyard areas. The plans also depict a landscape area in the center of the cul-de-sac for Tioga Way which is considered as non-standard improvements within the right-of-way.

### Elevations

The previously approved plans depict buildings that are 4 stories with a maximum height of 50 feet and have a pitched roof with concrete tile roofing material. Each side of the buildings include balconies for the dwelling units, recesses and pop-outs, and window treatments to enhance the architecture. The exposed portion (north side) of the parking garage is enhanced with window treatments and other architectural features to blend in with the architectural design of the rest of the buildings.

### Floor Plans

The buildings consist of 421 dwelling units, which include 245, one bedroom units, and 176, two bedroom units. The previously approved plans indicate the units will range in area from 714 square feet to 1,352 square feet. The first floor of the buildings will include leasing offices and a total of 3,200 square feet of commercial area. The remaining floors of the buildings will consist of dwelling units.

### Previous Conditions of Approval

Listed below are the approved conditions for ET-19-400048 (UC-0906-15):

#### Current Planning

- Until April 6, 2020 to commence.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that 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.

#### Public Works - Development Review

- Applicant shall apply for and have approved and recorded, a vacation of right-of-way and easements that interfere with the proposed development;
- Compliance with previous conditions.

Listed below are the approved conditions for ET-18-400227 (UC-0906-15):

#### Current Planning

- Until April 6, 2019 to commence;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that 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.

#### Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for UC-0906-15:

#### Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include a public cul-de-sac at the proposed south end of Tioga Way;
- Execute a License and Maintenance Agreement for non-standard improvements in the right-of-way (landscape and structure in the median of the cul-de-sac);
- Fire Department approval of the over-length cul-de-sac.

#### Department of Aviation

- Applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Clark County Department of Aviation;
- Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters of the residential units, separate from other escrow documents, and provide a copy of the document to the Clark County Department of Aviation;
- Applicant must provide a map to future buyers/renters of the residential units, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation when property sales/leases commence;
- For the residential units, incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

#### Clark County Water Reclamation District (CCWRD)

- Applicant is advised that at the time of development CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates to determine sewer point of connection.

#### Applicant's Justification

The applicant indicates that a third extension of time is needed because they have encountered delays. The applicant was faced with a significant drainage easement issue and needed to do a design change to the buildings. The COVID-19 pandemic has also slowed processing times for permits and construction. The applicant indicates they will apply for building permits soon, but an extension of time is needed.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ET-19-400048 (UC-0906-15)	Second extension of time for a modified pedestrian realm and reduced parking	Approved by BCC	June 2019
WS-19-0017	Increased height of a proposed freestanding sign and increased the animated sign area with a design review for a proposed freestanding sign	Approved by BCC	March 2019
ET-18-400227 (UC-0906-15)	First extension of time for a modified pedestrian realm and reduced parking	Approved by BCC	December 2018
ET-18-400083 (VS-0907-15)	First extension of time for a vacation of patent easements and a portion of Tioga Way - expired	Approved by PC	May 2018
TM-0023-16	Mixed-use project - expired	Approved by BCC	April 2016
VS-0907-15	Vacation of patent easements and a portion of Tioga Way - expired	Approved by BCC	April 2016
UC-0906-15	Modified the pedestrian realm and reduced parking, waived non-standard improvements within the right-of-way, and permitted an over-length cul-de-sac, along with a design review for modifications to an approved mixed-use development	Approved by BCC	April 2016
ZC-0830-06	Reclassified the site to U-V zoning for a mixed-use development	Approved by BCC	August 2006

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Business and Design/Research Park	C-2 & M-D	Retail complex, office/warehouse building, & undeveloped
South	Business and Design/Research Park	C-2 & R-E	Undeveloped
East	Business and Design/Research Park	M-D	Office/warehouse complex
West	Business and Design/Research Park	R-E, R-4, C-2	Office building & undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis****Current Planning**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed 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

or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

Building Department – Fire Prevention records indicate that the applicant has applied for building permits in 2019 which are still in review, BD-19-04185, BD-19-04187, and BD-19-04188. Since some progress has been made, staff can support this request. However, due to the lack of considerable progress since the project was first approved in 2006, this is the last extension of time staff will support.

#### **Public Works - Development Review**

There have been no significant changes in this area. 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

#### **PRELIMINARY STAFF CONDITIONS:**

##### **Current Planning**

- Until April 6, 2022 to commence.
- Applicant is advised that 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; that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that 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.

##### **Public Works - Development Review**

- Compliance with previous conditions;
- Right-of-way dedication to include a portion for Rafael Rivera Way.

##### **Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:** Spring Valley - approval.

**APPROVALS:**

**PROTEST:**

**APPLICANT:** KAEMPFER CROWELL

**CONTACT:** LINDSAY BROWN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135