

OFFICE COMPLEX
(TITLE 30)

WINDMILL LN/SPENCER ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0607-WINDMILL LANE SERIES SIERRA INVESTMENT PROPERTIES:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** architectural compatibility; and **2)** reduce throat depth.

DESIGN REVIEWS for the following: **1)** alternative parking lot landscaping; and **2)** proposed office buildings on 1.1 acres in a CRT (Commercial Residential Transitional) Zone.

Generally located on the south side of Windmill Lane, 660 feet east of Spencer Street within Paradise. MN/lm/syp (For possible action)

RELATED INFORMATION:

APN:

177-14-501-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Waive architectural compatibility standards with surrounding existing residences where required per Table 30.40-4.
2.
 - a. Reduce throat depth for a driveway along Windmill Lane to zero feet on the east side where a minimum of 100 feet is required per Uniform Standard Drawing 222.1 (a 100% reduction).
 - b. Reduce throat depth for a driveway along Windmill Lane to 25 feet on the west side where a minimum of 100 feet is required per Uniform Standard Drawing 222.1 (a 75% reduction).

DESIGN REVIEWS:

1. Allow alternative parking lot landscaping where Figure 30.64-14 is required.
2. Office building complex.

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 2007 E. Windmill Lane
- Site Acreage: 1.1
- Number of buildings: 2

- Project Type: Office building
- Number of Stories: 1
- Building Height (feet): 19
- Square Feet (total): 7,326.5 (Building 1)/4,838 (Building 2)
- Parking Required/Provided: 49/51

Request & Site Plan

The site previously had a request for an office building complex (WS-22-0517) that required a redesign of the site due to denial of the design review and some of the requested waivers. The proposed layout is similar to the previous design; however, changes to the proposed commercial development have reduced the number of requested waivers, increased Building 1 setbacks, provided additional landscaping, moved the trash enclosure, and increased the number of provided parking spaces.

The proposed plans depict 2 office buildings on 1.1 acres. Building 2 is proposed to be located on the northeast portion of the site, near the entrance to the site from Windmill Lane. Building 1 is located on the southwest portion of the site and is set back 20 feet from an existing 10 foot high block wall that is abutting single family residences. Building 1 is also set back 10 feet from the west residential properties with an intense landscape buffer. Section 30.56-10 (option 3) allows for buildings less than 35 feet in height to be setback from the zoning district with an intense buffer per Figure 30.64-12. Parking is distributed throughout the site, with 4 parking spaces provided for bicycle parking located at the northwest corner of Building 1. The trash enclosure is located south of Building 2 and is 140 feet from the south property line and over 130 feet from the west property line.

Landscaping

The plans depict a 15 foot wide landscape strip located between the existing attached sidewalk and Building 2. Parking lot landscaping is dispersed along the boundaries of the property, with several landscape islands provided along the west and southwest sides of Building 2. Previously, parking lot landscaping was only dispersed around the site boundaries. Previously, the site depicted a 6 foot landscape strip with 1 row of trees on the west side of and adjacent to Building 1, which has been redesigned. The current requested design depicts a 10 foot wide intense landscape buffer along the west property line with trees spaced 10 feet apart adjacent to Building 1, and the remaining trees north of the building space from 12.5 feet to 10 feet north of Building 1. There is a single row of trees provided along the east property line, with cross access provided east of Building 1 for the parcel to the east. A 15 foot wide landscape buffer with trees spaced 10 feet apart is provided along the south property line with a 5 foot wide sidewalk located adjacent to the building. The proposed landscape materials include Shoestring Acacia and Carob trees, Red Yucca, Pink Oleander, and Ovina Glauca (shrub). All proposed trees shall be 24 inch box sized large Evergreen trees. The west property line has an existing 8 foot high block wall, and the south property line has an existing 10 foot high block wall.

Elevations

The plans depict 2 office buildings, both with a maximum height of 19 feet. The proposed buildings are not architecturally consistent with the surrounding neighborhood. They consist of a

stucco exterior, store front windows, and a flat parapet roof. Exterior materials include storefront window and door assemblies, metal wall cladding, and fibercement façade material and cladding.

Floor Plans

The plans depict 2 office buildings, Building 1 measures 7,326.5 square feet and Building 2 measures 4,838 square feet. The office buildings are proposed to be split into multi-tenant spaces. Building 1 is proposed to be divided into 3 separate spaces. Building 2 is proposed to be divided into 4 separate tenant spaces.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates this request is needed to complete the construction of 2 new modern design office buildings with the intention of enhancing the appearance of the area. The building design is accompanied by a landscape that gives body and a modern visual and contributes to the urban environment. The driveway to the site has been designed to work in coordination with on-site traffic controls such as stop signs, in addition to having space for vehicles to maneuver safely on-site. The site parking has been provided to meet standards, and the required trees are provided for the easterly parking areas, with the central parking lot trees distributed throughout the site boundary to assist in buffering the site from the residential properties to the west and south. The applicant believes this development will be a positive addition to the neighborhood with a low intensity of uses.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-22-0517	Office complex (denied design review) with waivers for architectural compatibility (approved), reduced setbacks (denied), reduced trash enclosure setback to residential use (denied), reduced throat depth (approved), parking lot landscaping (approved)	Approved by BCC	December 2022
VS-22-0516	Vacated and abandoned patent easements	Approved by BCC	December 2022
ZC-0901-07	Reclassified 1.1 acres from R-E to CRT zoning	Approved by BCC	September 2007
ZC-0258-98	Reclassified 1.1 acres from R-1 to C-P zoning	Denied by BCC	March 1998
ZC-0588-97	Reclassified 1.1 acres from R-E to C-P zoning	Denied by BCC	June 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential
East	Neighborhood Commercial	CRT	Office

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.

Waiver of Development Standards #1

The applicant is proposing to construct 2 office buildings to create an office complex along Windmill Lane. The proposed modern design is similar to office buildings on the parcels to the east that were constructed in 2007. Staff finds that there will not be a significant impact on the surrounding area due to the lack of architectural compatibility with the surrounding neighborhood to the south and west as those properties do not have direct access to Windmill Lane. In addition, this project is aligned with the area specific goals and policies outlined in the Master Plan that encourages a balance of neighborhoods and the revitalization of commercial corridors. Staff has no objections and supports this request.

Design Reviews

The proposed development has been modified to address concerns from the prior request. The proposed parking lot landscaping meets the intent of providing an adequate number of trees for the site and locating the trees to benefit from the adjacent residential properties. Additionally, the trash enclosure has been relocated to provide greater distance to the residential properties to the south. Building 1 has been reduced in size and shifted to the north a few feet to provide a 20 foot landscape and sidewalk area adjacent to the south property line, along with a 10 foot setback to the west property line. An intense landscape buffer has been provided in addition to the existing 10 foot and 8 foot block walls along the south and west respective property lines adjacent to Building 1. Staff finds this request to be appropriate as the proposed buildings are consistent with the surrounding area; therefore, staff can support these requests.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to the reduction in throat depth for the Windmill Lane commercial driveway. The site design allows vehicles exiting the parking stalls to the east with plenty of room to safely back out and not block traffic entering the site.

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

- Expunge WS-22-0517;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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

- Drainage study and compliance;
- Reconstruct any unused driveways with full off-site improvements.
- Applicant is advised that off-site improvement permits may be required.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there is an active septic permit on APN 177-14-501-001; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD *Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management*; and to submit documentation to SNHD showing that the system has been properly removed.

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 #0370-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: JAVIER AVILA

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