

06/08/22 BCC AGENDA SHEET

COMMERCIAL DEVELOPMENT
(TITLE 30)

BUFFALO DR/GRAND TETON DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-22-400051 (DR-21-0130)-TETON CAPITAL MANAGEMENT, LLC:

DESIGN REVIEWS FIRST EXTENSION OF TIME for the following: **1)** a proposed daycare facility; and **2)** final façade design for an approved retail center with a mini-warehouse building on 3.4 acres in a C-1 (Local Business) Zone.

Generally located on the northeast corner of Buffalo Drive and Grand Teton Drive within Lone Mountain. MK/lm/syp (For possible action)

RELATED INFORMATION:

APN:

125-10-405-006 through 125-10-405-008

LAND USE PLAN:

LONE MOUNTAIN - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 8020 N. Buffalo Drive
- Site Acreage: 3.4
- Project Type: Commercial development
- Number of Stories: 1 & 2
- Building Height (feet): Up to 29
- Square Feet: 11,100 (daycare facility)/3,200 (restaurant w/ drive-thru)/49,066 (mini-warehouse footprint)
- Parking Required/Provided: 61/66

Site Plans

The approved plans depict an 11,100 square foot daycare facility. The daycare facility has outdoor play areas on the east and west sides of the building. Additionally, the approved driveway along Buffalo Drive has been moved farther north which increases the distance of the driveway from the road intersection.

All the approved buildings are centrally located on the site, with parking and drive aisles located around the buildings. More specifically, the approved mini-warehouse is located on the eastern half of the project site and the daycare facility and restaurant with drive-thru are located on the

western half of the site. The development has frontage along Buffalo Drive, Grand Teton Drive, and Tioga Way. Buffalo Drive and Grand Teton Drive are arterial streets and Tioga Way is a local street. The fast food restaurant, which is adjacent to Buffalo Drive, has service windows along the west side of the buildings with queuing located to the north and west of the building. Access to the site is provided by a driveway from Buffalo Drive and a driveway from Grand Teton Drive. Access gates to the mini-warehouse facility are located within the interior of the site beyond the customer parking area.

Landscaping

The approved plans depict street landscaping with a 15 foot wide landscape areas with detached sidewalks along each of the streets that are adjacent to the site. The plans also approved a 20 foot wide landscape area consisting of 2 off-set rows of Evergreen trees located along the northern boundary of the site. Additional landscape areas are located within the parking area and adjacent to the buildings. The site provides an 8 foot high wall along the north property line and a 6 foot high wrought iron fence along the east property line. Additionally, the site design complies with a previous condition of approval requiring a 3 foot high decorative CMU pony wall along Grand Teton Drive. The approved outdoor play areas on the east and west sides of the daycare building include 4,236 square feet and 2,889 square feet respectively.

Elevations

The previously approved facades of the buildings have been designed to be more harmonious with the neighborhood and will have less of a modern commercial appearance. The mini-warehouse is a 2 story building with a maximum height of 29 feet. The building ranges in height from 25 feet to 29 feet at its highest point. The approved building has unified and consistent architecture with different surface planes and building height variations. The materials include EIFS concrete panel walls, aluminum glazed window treatments with neutral color schemes and cultured stone accents. The fast food restaurant and daycare facility are 1 story and range in height from 22.5 feet to 26 feet and will be similar in design. The exterior building materials consist of EIFS concrete panel walls, aluminum window treatments with neutral color schemes and cultured stone accents. The roofs of the buildings are flat with parapet walls at various heights. The west elevations of the fast food restaurant and daycare building show a drive-thru window. The outdoor play areas have playground equipment with covered canopies approximately 12 feet high.

Floor Plan

The approved mini-warehouse building totals 98,564 square feet with storage units of various sizes. The office is in the southwest portion of the building which consists of leasing office area, managers unit, and restroom. The units range in size from 25 square feet to 300 square feet. The floor plan for the restaurant pad sites total 3,200 square feet. The plans indicate that the buildings will be constructed with an open floor plan with areas that will be modified to meet the needs of the future tenant. The floor plan for the daycare facility totals 11,100 square feet and consists of multiple classrooms, a multi-purpose room, lobby, offices, staff area, kitchen, and restrooms.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for DR-21-0130:

Current Planning

- Until October 3, 2022 to complete;
- Enter into a Development Agreement prior to any permits to mitigate impacts of the project including any issues identified by the Board of County Commissioners.
- 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; 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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include an additional 5 feet for Grand Teton Drive;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas in accordance with RTC standards;
- Right-of-way for Buffalo Drive to remain at a minimum of 50 feet to accommodate dual left turn lanes.
- Applicant is advised that the installation of detached sidewalks may require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Building Department - Fire Prevention

- Applicant is advised to 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 (24 foot wide access lanes required including behind storage building); submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; and to show on-site fire lane, turning radius, and turnarounds.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and that for any sanitary sewer needs, applicant is advised to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

Applicant's Justification

The applicant indicates that they have made significant progress with the civil improvements (PW-21-20139) which are submitted and awaiting approval from Public Works and building plans (BD-21-55274) are awaiting Building Department approval.

Prior Land Use Requests

Application Number	Request	Action	Date
DA- 22-900086	Standard Development Agreement	Approved by BCC	May 2022
DR-21-0130	Daycare facility and final façade design for a retail center with mini-warehouse facility	Approved by BCC	May 2021
VS-20-0207	Vacated and abandoned a portion of a right-of-way being Tioga Way	Approved by BCC	June 2020
TM-20-500073	1 lot commercial subdivision	Approved by BCC	June 2020
UC-19-0864	Mini-warehouse building and vehicle rental in conjunction with a proposed retail center, waivers for alternative landscaping adjacent to arterial streets, alternative screening for outside vehicle rental, modified driveway design standards, and reduced driveway distances from the intersection	Approved by BCC	December 2019
ET-19-400131 (NZC-0511-12)	Fourth extension of time to reclassify 3.5 acres to C-1 zoning from R-E to C-1 zoning with a design review for a shopping center	Approved by BCC	December 2019
WC-18-400177 (NZC-0511-12)	Waived conditions for a zone change for the following, applicant shall construct a block wall on the projects north and east property line, constructed an intense landscape buffer, vacated Tioga Way and Pioneer Way, and a right-of-way dedication	Approved by BCC	October 2018
WS-18-0471	Waivers for alternative landscaping and allowed alternative commercial driveway geometrics with a design review for a retail center	Approved by BCC	October 2018
NZC-0511-12 (ET-0147-17)	Third extension of time to reclassify 3.5 acres from R-E to C-1 zoning with a design review for a shopping center	Approved by BCC	December 2017
NZC-0511-12 (ET-0133-16)	Second extension of time to reclassify 3.5 acres from R-E to C-1 zoning with a design review for a shopping center	Approved by BCC	November 2016
NZC-0511-12 (ET-0098-14)	First extension of time to reclassify 3.5 acres from R-E to C-1 zoning with a design review for a shopping center	Approved by BCC	October 2014
NZC-0511-12	Reclassified 11.6 acres from R-E to C-1 zoning with a design review for a shopping center	Approved by BCC	December 2012
VS-0219-09	Vacated and abandoned a portion of right-of-way being Monte Cristo Way located between Grand Teton Drive and Ackerman Avenue	Approved by BCC	May 2009
DA-1053-06	Development Agreement - expired	Approved by BCC	October 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I) & R-E	Single family residential
South	City of Las Vegas	C-V	Arbor View High School
East	City of Las Vegas	R-1	Single family residential
West	City of Las Vegas	R-PD4	Single family residential

Related Applications

Application Number	Request
ET-22-400049 (NZC-0511-12)	An extension of time to reclassify remaining 3.5 acres to C-1 zoning for a retail center is a companion item on this agenda.
ET-22-400050 (UC-19-0864)	An extension of time for a project of regional significance for a mini-warehouse and vehicle rental facility 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**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.

Since the last approval in 2019, the applicant has pursued changes to the site design and submitted construction documents for site development. The development of this property for commercial uses is consistent with the recently updated planned land use and zoning. Therefore, staff can support this extension 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:**Current Planning**

- Until October 3, 2024 to complete.

- 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; 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Lone Mountain - approval.

APPROVALS:

PROTEST:

APPLICANT: DXD SS F1 LAND, LLC

CONTACT: ALEXIS HARRIS, 520 S. 4TH ST, 2ND FLOOR, LAS VEGAS, NV 89101