

08/03/22 BCC AGENDA SHEET

PUBLIC FACILITY
(TITLE 30)

SAHARA AVE/HOLLYWOOD BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-22-0338-USA:

DESIGN REVIEWS for the following: **1)** a proposed public facility building (LVMPD Area Command Substation); and **2)** finished grade on a portion of a 44.0 acre site in a P-F (Public Facility) Zone.

Generally located on the northeast corner of Sahara Avenue and Hollywood Boulevard within Sunrise Manor. TS/jor/tk (For possible action)

RELATED INFORMATION:

APN:
161-02-401-001 ptn

DESIGN REVIEWS:

1. A proposed public facility building (LVMPD Area Command Substation).
2. Increase finished grade to 105 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 192% increase).

LAND USE PLAN:
SUNRISE MANOR - OPEN LANDS

BACKGROUND:
Project Description

General Summary

- Site Acreage: 44 (portion)
- Project Type: LVMPD Area Command Substation
- Number of Stories: 1
- Building Height: 30 feet, 6 inches
- Square Feet: 23,515 (LVMPD Area Command Substation)/360 (maintenance shed)/425 (generator enclosure)
- Parking Provided: 370

Site Plan

The site plan depicts a 44 acre parcel that was reclassified to P-F zoning via ZC-1404-00 and this zone change approved the existing Clark County Fire Station #31 on the northwest corner of APN 161-02-401-001.

The site plan depicts a proposed public facility building (LVMPD Area Command Substation) to be constructed 120 feet south of the existing fire station. The substation is set back 87 feet from Hollywood Boulevard to the west, 60 feet from the Hollywood Regional Park expansion to the east, and 419 feet to the southernmost portion of the substation's parking lot.

Parking is located along the north, west, and east of the substation with a large parking lot located to the south. Access to the site is located via 3 proposed commercial driveways along the west property line. One entry gate is located at the northernmost driveway and vehicles will head west towards the first set of parking spaces, and then the vehicles will head south toward the larger parking lot and exit toward the southern most driveway. Visitors to the substation will utilize the centrally located driveway only. The site also includes a proposed enclosed generator and a maintenance shed east of the substation.

The applicant is requesting a design review of the overall site and the proposed substation, and a design review for increase finished grade to a maximum of 105 inches where 36 inches is the maximum allowed per Title 30. The cross sections show the increase finished grade is primarily located south of the substation within the large parking lot. The plans show that the existing grade slope decreases by 8 feet below the existing pavement and sidewalk along Hollywood Boulevard.

Landscaping

The plan shows trees and shrubs along the west facing elevation of the substation with additional landscaping on portions of the north and south elevation of the building. The majority of the landscaping (trees, shrubs, and groundcover) will be planted along the west property line adjacent to Hollywood Boulevard. The plan also depicts a 40 foot wide Southern Nevada Water Authority (SNWA) easement; therefore, shrubs will be incorporated in the overall landscape design.

Elevations

The elevations show that the substation will include an overall height of 30 feet, 6 inches. Exterior materials will include stucco exterior walls, a standing seam metal roof, metal shade panels, metal doors, gates, and framing, and honed travertine stone.

Floor Plan

The plan shows a proposed substation with an overall area of 23,515 square feet. The substation includes a vestibule, main lobby area, restrooms, offices, locker rooms, a breakroom, and other back of house areas utilized by LVMPD support staff and officers.

Signage

Signage is not a part of this request.

Applicant's Justification

The proposed substation is designed to aesthetically blend into the surrounding desert environment. The exterior appearance of the substation will have a primary wall finish of painted EIFS, sloped standing seam metal roofs, and stone around the main entry. The maintenance shed and generator enclosure will be constructed of honed masonry block to match

the mechanical screen enclosures on the substation building. The visitor parking is located on the west side of the substation along Hollywood Boulevard and all employee and police vehicle parking is located on the north and south sides of the substation with secured access with automated access control gates. Both the entry and exit from the secured parking are accessed from the 2 proposed driveways along Hollywood Boulevard.

The applicant is also requesting an increase in finished grade to a maximum of 105 inches where 36 inches is allowed per Chapter 30.32. A portion of the project site was a quarry for Type II fill, resulting in a deep depression which generally coincides with the southeast corner of the proposed substation. In order to maintain slopes on the proposed substation site which are compatible with circulation and drainage, the request for increase finished grade is necessary. In addition, LVMPD conducted preliminary discussions with Clark County Real Property Management and received permission to grade agreement in which the existing depression will be in-filled beyond the substation boundary to lessen the grade difference between the proposed substation and future Phase II of the Hollywood Regional Park, benefiting both projects. The park is currently using any on-site cut to fill in the existing hole and any additional fill will occur during construction of the proposed substation.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-19-0746	Expansion of existing regional park (Hollywood) on a 40.8 acre portion of 207 acres	Approved by PC	November 2019
ZC-0147-01	Reclassified approximately 160 acres, including this site to P-F zoning for a park	Approved by BCC	March 2001
ZC-1404-00	Reclassified 40 acres of the site to P-F zoning for a fire station and future development	Approved by BCC	November 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Open Lands	P-F	Undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
East	Open Lands	P-F	Expansion of Hollywood Park
West	Public Use	P-F	Las Vegas High School

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Design Review #1

This site consists of an existing fire station to the north and the future expansion of Hollywood Park to the north and to the east, all of which benefit the immediate residents of this area. The request is consistent and compatible with the planned uses, the existing public facilities in this

area, and with the existing residential developments abutting the site; therefore, staff supports this request.

Public Works - Development Review

Design Review #2

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

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

- 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 this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that off-site improvement permits may be required.

Fire Prevention Bureau

- Applicant is advised to 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.

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 #0032-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTESTS:

APPLICANT: CLARK COUNTY - LVMPD

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