

03/08/23 BCC AGENDA SHEET

OFFICE BUILDING/TRAINING FACILITY
(TITLE 30)

PATRICK LN/SANTA MARGARITA ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-23-400004 (NZC-18-0813)-MKAT CAPITAL GROUP, LLC:

HOLDOVER ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 2.5 acres from an R-E (Rural Estates Residential) (AE-60) Zone to a C-P (Office and Professional) (AE-60) Zone in the CMA Design Overlay District.

USE PERMIT for a proposed major training facility.

WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.

DESIGN REVIEW for a major training facility and office complex.

Generally located on the east side of Santa Margarita Street, 300 feet south of Patrick Lane within Spring Valley (description on file). MN/dd/syp (For possible action)

RELATED INFORMATION:

APN:

163-35-301-014

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce throat depth for a driveway to 11 feet, 5 inches on Santa Margarita Street where 25 feet is the standard per Uniform Standard Drawing 222.1 (a 54.3% reduction).
- b. Reduce throat depth for a driveway to 15 feet on Santa Margarita Street where 25 feet is the standard per Uniform Standard Drawing 222.1 (a 40% reduction).

LAND USE PLAN:

SPRING VALLEY - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Proposed major training facility with an office building
- Number of Stories: 2
- Building Height (feet): Up to 29 feet 6 inches
- Square Feet: 9,000 (office spaces)/23,500 (training facility)/35,623 (total building per revised plans)
- Parking Required/Provided: 83/83

Scope of Project

The site was approved for a training facility for young people with special needs such as autism and down syndrome, to provide educational support and integrate children with special needs and young adults with disabilities through training, therapy, and education. The facility includes indoor and outdoor amenities to provide a therapeutic environment along with offices for doctors and therapists assisting the students at the facility and other patients. The facility will not be providing 24 hour accommodations and medical care of patients, as this is not a hospital.

Site Plans

The approved plans depict a 32,500 square foot building for a training facility on the site. The training facility includes several outdoor amenities including a covered pool (removed per revised plans), breezeway, tennis court, basketball court, playgrounds, walking trails, and landscaping located on the eastern side of the building. A 6 foot high decorative wall is located on the north, east, and south property lines. Parking spaces are located on the west and north sides of the building. The site has access to Santa Margarita Street via 2 driveways. The site will comply with the requirements of the CMA Design Overlay District including enhanced paving at the crosswalks and additional landscaping.

Landscaping

The approved landscape plan shows a 10 foot wide landscape area located adjacent to an attached sidewalk along Santa Margarita Street. A minimum 9 foot wide landscape area is located along the north, east, and south property lines. Additionally, an intense landscape buffer per Figure 30.60-12 is required as a condition of approval along the south & east property lines. Interior parking lot trees are distributed throughout the site. The landscape materials include trees, shrubs, and groundcover.

Elevations

The approved plans depict a 2 story building with a flat roof and parapet walls ranging in height from 15.2 feet to 29.6 feet. The façade includes sand finished stucco, cultured stone, canopies, and aluminum store front doors and windows. Both structures will be compatible with the principal building.

Floor Plans

The approved plans show the first floor consisting of classroom/therapy rooms, exercise rooms, a therapy pool (removed per revised plans), multi-purpose room, administrative offices, and restrooms. The second floor consists of offices, classroom/therapy rooms, and restrooms.

Previous Conditions of Approval

Listed below are the approved conditions for NZC-18-0813:

Current Planning

- Resolution of Intent to complete in 3 years;
- Provide intense landscaping per Figure 30.64-12 along the south and east property lines as shown on plans;
- 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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Santa Margarita Street.

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 #0441-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant states that their project was severely delayed by the social and economic impacts of Covid-19. The applicant claims that they are now considering scaling down the project, which in turn would make it less impactful. Additionally, the applicant states that government policy changes regarding assistance and elimination of funds and public programs have caused changes to their business model. For these reasons, the applicant is requesting an extension of time.

Prior Land Use Requests

Application Number	Request	Action	Date
ADET-22-900001 (NZC-18-0813)	First extension of time to reclassify the site from R-E to C-P zoning, with a use permit for a major training facility with an office building and waiver for modified driveway design	Approved by ZA	February 2022
NZC-18-0813	Reclassify the site from R-E to C-P zoning and included a use permit for a major training facility with an office building and waiver for modified driveway design	Approved by BCC	January 2019
NZC-17-0594	Reclassified the site from R-E to C-P zoning with a use permit for a major training facility with an office building - expired	Held No Date	December 2017
NZC-0558-07	Reclassified the site from R-E to C-P zoning with a use permit for an assisted living facility - expired	Approved by BCC	July 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Place of worship
South & East	Open Land	R-E	Undeveloped
West	Corridor Mixed-Use	C-2	Mini-warehouse

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.

The applicant states that they were impacted by the elimination of public funding and support programs, and as a result, the applicant plans to revise the project after the approval of this extension of time and continue towards potential future expansion. As a result, staff can support this request. However, at the end of this time period seven years will have passed since the original application; therefore, this is the last extension that 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

- Until January 23, 2026 to complete.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; a new plan amendment and zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; 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: Spring Valley - approval.

APPROVALS:

PROTEST:

APPLICANT: MARCELO CARDENAS

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