

OFFICE
(TITLE 30)

RUSSELL RD/TAMARUS ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0118-BELL REAL ESTATE LLC:

ZONE CHANGE to reclassify 2.4 acres from an R-E (Rural Estates Residential) Zone to a C-P (Office and Professional) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow attached sidewalk along Rawhide Street; and **2)** increase wall height.

DESIGN REVIEWS for the following: **1)** office building; **2)** EV charging stations under canopy; and **3)** alternative parking lot landscaping.

Generally located on the north side of Russell Road and the east side of Tamarus Street within Paradise (description on file). JG/lm/syp (For possible action)

RELATED INFORMATION:

APN:

162-26-402-001 through 162-26-402-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow attached sidewalk along a street (Rawhide Street) where detached sidewalk is required per Section 30.64.030 and Figure 30.64-17.
2. Increase wall height to 8 feet where 6 feet is permitted per Section 30.64.020 (a 33% increase).

DESIGN REVIEWS:

1. Office building.
2. EV charging stations under canopy.
3. Allow alternative parking lot landscaping where landscaping per Figure 30.64-14 is required.

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.4

- Project Type: Office with public EV charging station
- Number of Stories: 1
- Building Height (feet): 13
- Square Feet: 4,000
- Parking Required/Provided: 16/18

Site Plan

The request is to develop the site as an office with covered EV charging stations. The parcels are designed for all access from 2 driveways located on Russell Road. As part of this request, the applicant has submitted a vacation and abandonment of Tamarus Street and patent easements (VS-23-0119). The applicant is proposing, after the vacation and abandonment is recorded and the land is returned to the adjacent property owners, the entire alignment will become part of the proposed project. As designed, the northerly portion of the west 30 feet of Tamarus Street adjacent to Paradise Villas Townhomes would become a fire access easement. The proposed building is located on the northwest corner of the site and is set back 10 feet from the remaining fire access easement of Tamarus Street and 15 feet from Rawhide Street. The 6 lanes of covered vehicle charging stations are located on the westerly portion of the site with parking spaces located adjacent to Russell Road and on the south and east sides of the building. Ground mounted mechanical equipment is located to the east of the building. A trash enclosure is provided to the east of the northerly parking area. On the eastern portion of the site there is an existing enclosed communication tower and related equipment site, which will remain as currently constructed. The eastern approximate 258 feet of the site will remain open unstriped pavement.

Landscaping

The plan depicts 15 feet of street landscaping along the south property line adjacent to Russell Road located behind an existing attached sidewalk. Additional entry landscaping flanks the driveway entrance throat depths. Parking lot landscaping fingers are provided within the southerly parking area. There is a 6 foot wide landscape strip along the east property line. A 15 foot wide street landscape area is located behind a proposed attached sidewalk along Rawhide Street with an 8 foot high screen wall at the back of the landscape area. There is a 10 foot wide landscape buffer with 8 foot high screen wall adjacent to the future fire access easement for the townhome development to the west (Paradise Villas), along with a 15 foot wide landscape area south of the fire access easement which exceeds Figure 30.64-11 standards. There are 2 parking lot landscape fingers provided for the parking areas adjacent to the building with parking lot landscaping distributed along Rawhide Street and Russell Road.

Elevations

The plan depicts a 1 story building with a height of 16 feet. The building has a low slope roof. The building consists of earth-toned painted stucco finish, metal seam roof materials, and storefront window and door systems. Parking lot lighting will be provided under the covered vehicle charging parking spaces and the front of the building.

Floor Plans

The building has an area of 4,000 square feet. The plan indicates that the building will be open and consist of 3 offices, a driver area, restrooms, mechanical room, and ice/vending machine room.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the zone change request is in conformance with the standards and the placement of the building and site design will help buffer impacts from the aircraft and street noise for the neighborhoods. Additional perimeter landscaping has been provided to screen the project as well as the Russell Road corridor. Design considerations such as placing building lighting only on the south elevation of the building and canopy lighting is to assure no light-pollution from the site. The applicant also indicates that the site will be used as a waiting area for company drivers to pick up arrivals at the airport and will not be used for storing fleet vehicles or dispatching for Bell Transportation. The proposed attached sidewalk along Rawhide Street is provided to match the existing attached sidewalk for the place of worship property to the east. In working with the neighbors, Tamarus Street located between Russell Road and Rawhide Street is to be vacated, and the site plan reflects those discussions. The applicant represents that the Paradise Villas Homeowners Association (west residential properties) does not want the responsibility of removing existing improvements nor installing any new ones to meet Development Code standards. The intent is for the office site to receive ownership of the west portion of Tamarus Street and complete improvements to match the plans after the vacation and abandonment has recorded.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0228-13	Reclassified 1.5 acres from R-E to C-P and C-1 zoning or a car wash and office complex in a C-P zone	Withdrawn	August 2013
VS-0095-13	Vacated and abandoned a 3 foot wide portion of Rawhide Street	Approved by PC	April 2013
UC-0018-12	Communication tower	Approved by PC	April 2012
NZC-2188-04	Reclassified 4.1 acres to C-2 zoning for an office complex which also included the parcel to the east, zoning was reduced to C-P zone - expired	Approved by BCC	May 2005

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
South	Public Use	P-F	Harry Reid International Airport

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Neighborhood Commercial	R-E	Place of worship
West	Compact Neighborhood (up to 18 du/ac)	R-2	Townhouse development

Related Applications

Application Number	Request
VS-23-0119	A request to vacate and abandon a portion of a right-of-way being Tamarus Street 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

Comprehensive Planning

Zone Change

This site is designated Neighborhood Commercial in the Master Plan, and the request is a conforming zone boundary amendment. Staff finds the proposed zoning is compatible with the existing and approved land uses in the area and is designed for sole access to Russell Road. Staff can support the zone change request.

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.

Detached sidewalks are a required standard to remove pedestrians away from the lanes of travel. Additionally, providing trees on both sides of a detached sidewalk provides shade to the sidewalk area during multiple times of the day, and would provide an added visual relief for the proposed screen wall. While the increased wall height is not a specific concern, staff is unable to support the design request and recommends denial of the proposed waivers.

Design Reviews

The location of the building and proposed westerly landscaping are in an area that is currently Tamarus Street which will be vacated and is a companion item on this agenda. Due to the size of the parcel, the proposed building and uses could be relocated to the easterly portion of the site to provide greater relief of the proposed development on the surrounding neighboring properties. While the proposed site design provides access solely to Russell Road, staff is concerned the on-site circulation at the easterly driveway is undefined to guide drivers safely to ingress and egress the site with the proposed driveway layout. Policy 4.2.4 of the Master Plan encourages limited

driveway frequencies on arterial streets (Russell Road). A redesign to reduce the number of driveway entrances along Russell Road could provide safer ingress and egress to the site and provide better coordination with the existing median on Russell Road. Staff finds that the design of the site is inappropriate due to the reasons stated and is unable to support the proposed requests.

Staff Recommendation

Approval of the zone change; denial of the waivers of development standards and design reviews.

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

If approved:

- 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; no outside storage of vehicles on the site; if operation plans change in the future, a transportation service requires C-2 zoning; 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;
- Full off-site improvements.

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised that there is an active septic permit on APN 162-26-402-003 and an unpermitted septic system on APN 162-26-402-001; to connect to municipal sewer and remove the septic systems 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 systems have 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 #0112-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: BRENT BELL

CONTACT: DLC CONSULTING, 2885 E QUAIL AVE, LAS VEGAS, NV 89120