10/06/26 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0513-2543 BRUCE, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce screening; **2)** increase fence/wall height; **3)** increase maximum parking; and **4)** modify residential adjacency standards.
DESIGN REVIEW for a proposed medical office in conjunction with an existing medical office on 0.72 acres in a CG (Commercial General) Zone.

Generally located west of Bruce Street and south of Sahara Avenue within Winchester. TS/mh/kh (For possible action)

RELATED INFORMATION:

APN:
162-11-501-007; 162-11-501-009

RELATED APN:
162-11-514-002 through 162-11-514-004

WAIVERS OF DEVELOPMENT STANDARDS:
1. Allow a 6.5 foot high screen wall with a 4 foot high fence on top along the south property line where an 8 foot high decorative screen wall is required per Section 30.04.02C.
2. Increase fence/wall height to 11 feet along the south property line where a maximum height of 8 feet is permitted per Section 30.04.03B (a 38% increase).
3. Increase parking to 24 spaces where a maximum of 18 spaces are allowed per Section 30.04.04D (a 33% increase).
4. Allow higher-activity areas (parking and circulation) where higher-activity areas shall not be adjacent to areas subject to residential adjacency standards per Section 30.04.06G.

LAND USE PLAN:
WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:
Project Description
General Summary
- Site Address: 2543 S. Bruce Street
- Site Acreage: 0.72
- Project Type: Medical office
- Number of Stories: 1
- Building Height (feet): 27
- Square Feet: 7,377

- Parking Required/Provided:18/27 - including 3 accessible spaces (subject parcels) / 53/128 (overall)
- Sustainability Required/Provided: 7/7

Site Plans

The plans depict a proposed 7,377 square foot medical office building, which is west of an existing medical office building that is accessed via Bruce Street to the east. The subject parcels have cross access. Parking is located on the north and east sides of the building, with 27 total parking spaces provided where 18 spaces are required. The entire office complex will have 128 parking spaces where 53 spaces are required. A pedestrian walkway connects the parking area to the building entrance and the trash enclosure is located along the north property line. There is an existing 5 foot high chain link fence along the north property line to remain and a 6 foot high chain link fence along the west property line also to remain. Along the south property line, there is an existing 6.5 foot high screen wall with a 4 foot high wrought iron fence on top, for a total of 10.5 feet, which will remain.

Landscaping

The plans depict proposed parking area landscaping consisting of trees and shrubs in accordance with Title 30 standards. A 15 foot wide landscape buffer with a double row of evergreen trees planted 20 feet apart on center is provided along the south property line.

Elevations

The plans depict a 27 foot high building with a flat, variable roofline. The building features stucco, stone veneer, wood plank siding, steel trellis, and glass windows and doors.

Floor Plans

The plans depict a 7,377 square foot medical office building, featuring a lobby, restrooms, reception area, offices, scheduling room, exam rooms, nurse station, triage room, conference room, break room, storage room, and utility rooms.

Applicant's Justification

The applicant states that the proposed development is consistent with the historic use of the property and will improve the appearance, functionality, and viability of the site. The existing 10.5 foot high wall provides more security than an 8 foot high decorative screen wall would, functioning as a physical barrier while maintaining visibility for security and public safety. A 15 foot wide landscape buffer is proposed and will further mitigate impacts on the adjacent residential development. The existing and proposed medical office typically experience parking demand exceeding the maximum parking allowed per Title 30. The increased parking is necessary to accommodate employee, patient, and visitor parking.

Prior Land Use Requests

Application Number	**Request**	**Action**	**Date**
ADR-901131-14	Administrative design review for a place of worship	Approved by ZA	January 2014

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-2091-95	Zone change from C-P to C-2 and conversion of a medical office building into a general retail/office building	Approved by BCC	January 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Vehicle rental
South	Urban Neighborhood (greater than 18 du/ac)	RM32	Multi-family residential
East	Corridor Mixed-Use	CG	Medical office
West	Public Use & Corridor Mixed-Use	CG	Transmission lines & office complex

STANDARDS FOR APPROVAL:
The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis
Comprehensive Planning
Waivers of Development Standards
The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waivers of Development Standards #1, #2, & #4
Staff finds that the 10.5 foot high combo fence/wall will provide sufficient screening adjacent to the multi-family development to the south, particularly since the 15 foot wide landscape buffer is being provided in accordance with Title 30 standards. The increased fence height offers a visual buffer while not adversely affecting the adjacent development. Overall, staff believes that the proposed buffering and screening meets the intent of Title 30 residential adjacency standards, which are to minimize the impacts of commercial development on adjacent residential development. Therefore, staff can support this request.

Waiver of Development Standards #3
Staff has no objection to the increased parking since the applicant is providing parking lot landscaping in accordance with Title 30 standards and the additional parking will not adversely affect other properties in the area. Therefore, staff can support this request.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Staff finds that the proposed medical office is an appropriate use for the site and is compatible with development in the surrounding area. The site is well designed, with adequate parking and landscaping, as well as full buffering and modified screening along the south property line, which is adjacent to residential development. Sustainability provisions are provided in accordance with Title 30 standards, and the pedestrian walkways will help ensure safe navigation of the site. The proposed office building features a modern design with architectural features that are visually appealing and will enhance the site. For these reasons, staff can support the design review.

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

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC: Winchester - approval.
APPROVALS:
PROTESTS:

APPLICANT: CAPITAL WEST DEVELOPMENT
CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE, BUILDING 3, SUITE 577, LAS VEGAS, NV 89134