

LANDSCAPING  
(TITLE 30)

MARYLAND PKWY/VEGAS VALLEY DR

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**WS-20-0549-2887SMP, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** for alternative landscaping.

**DESIGN REVIEW** for alternative landscaping in conjunction with an existing office building on 1.1 acres in a C-P (Office and Professional) Zone within the Midtown Maryland Parkway Overlay District.

Generally located on the northwest corner of Maryland Parkway and Vegas Valley Drive within Winchester. TS/al/jd (For possible action)

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RELATED INFORMATION:

**APN:**  
162-10-601-010

**WAIVER OF DEVELOPMENT STANDARDS:**

1. a. Permit an alternative landscaping design adjacent to Maryland Parkway where a minimum 15 foot wide landscape area per Figure 30.64-17 is required.
- b. Permit alternative parking lot landscaping where landscaping per Figure 30.64-14 is required.

**LAND USE PLAN:**  
WINCHESTER/PARADISE - COMMERCIAL GENERAL

**BACKGROUND:**  
**Project Description**

General Summary

- Site Address: 2887 S. Maryland Parkway
- Site Acreage: 1.1
- Project Type: Alternative landscaping in conjunction with an existing commercial building

Site Plan

The site is developed with a commercial building that records indicate was originally constructed in 1978. The building was originally constructed for a bank and is now used as an office building. The commercial building is located in the central portion of the site with parking located to the north and east of the building. No changes are proposed to the existing building with this request. Access to the site is provided by existing driveways from Maryland Parkway

and Vegas Valley Drive. Additional access is provided by a shared driveway connecting this site to the commercial developments to the north and west. This application is only to address modifications to existing landscape areas on the site. Plant material within existing landscape areas on the site were removed by the applicant, which led to a compliant being filed with the Clark County Public Response Office.

### Landscaping

There are existing landscape areas adjacent to the streets, within the parking areas, and adjacent to the building. Most of the trees and all the shrubs have been removed from the site. The landscape areas adjacent to the street are a minimum of 10 feet wide. To the west of the building there is an approximately 12 foot wide landscape area that separates a drive aisle from a drive-thru service area when the building was used as a bank. The plan indicates that trees and shrubs will be replanted in these areas and in landscape areas adjacent to the building. Per Code, the landscape area along Maryland Parkway is required to be a minimum of 15 feet in width. Additionally, the required types and number of trees are not being provided within the parking areas to comply with current Code standards.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant indicates that landscaping was removed from the site for the following reasons: 1) the plant material was dying and looked unsightly; 2) trash was getting caught in the plants on a daily basis, which was unsightly and required cleaning often; and 3) the larger shrubs were attracting homeless people. The applicant's goal is to replace the plant material to provide landscape areas that improve the appearance of the site and neighborhood, be water efficient, and not become an area where trash accumulates. It is also hoped that the proposed landscaping will not attract homeless people to this location.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-1896-96	Reclassified the site to C-P zoning for a bank building	Approved by BCC	January 1997

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North & South	General Commercial	C-2	Commercial development
East	Neighborhood Commercial & Office Professional	C-1 & C-2	Commercial development
West	General Commercial & Public Facilities	C-2 & R-1	Commercial development & a golf course

**Clark County Public Response Office (CCPRO)**

CE-20-11189 is a complaint on file with CCPRO for removing required landscaping from the site.

**STANDARDS FOR APPROVAL:**

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

**Analysis****Current Planning****Waiver of Development Standards & Design Review**

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.

According to County records the site was originally developed in 1978, which predates current development standards for landscaping requirements. However, when the plant material was removed from the landscape areas the nonconforming status for the site landscaping was eliminated and all new landscaping is required to comply with the current development standards. The landscaping proposed by the applicant is consistent with existing landscape areas on abutting developments in this area providing a more harmonious streetscape. Bringing the site into compliance with current development standards would be costly and require extensive modifications to the property, including the existing parking areas. Therefore, staff does not object to this 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 Comprehensive 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 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**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** LAUREN LEVINE

**CONTACT:** 2887SMP, 2121 SCARLET ROSE DR, LAS VEGAS, NV 89134