

MEDICAL OFFICE BUILDING
(TITLE 30)

DURANGO DR/POST RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-20-0541-DURANGO HEALTH CENTER INC:

USE PERMIT to allow offices as a principal use.

WAIVER OF DEVELOPMENT STANDARDS for modified driveway design standards.

DESIGN REVIEW for a proposed medical office building on 9.3 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District.

Generally located on the east side of Durango Drive and the south side of Post Road within Spring Valley. MN/rk/jd (For possible action)

RELATED INFORMATION:

APN:

163-33-401-001; 163-33-401-002

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Allow a 3.5 foot commercial driveway throat depth along Teco Avenue (alignment) where a 100 foot commercial driveway throat depth is required per Uniform Standard Drawing 222.1 (a 97% reduction).
- b. Allow a 13 foot commercial driveway throat depth along Post Road where a 100 foot commercial driveway throat depth is required per Uniform Standard Drawing 222.1 (an 87% reduction).

LAND USE PLAN:

SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 9.3
- Project Type: Medical office building
- Number of Stories: 2
- Building Height (feet): 44
- Square Feet: 98,032
- Parking Required/Provided: 393/568

Site Plans

The plans depict a large rectangular, up to 2 story building, centrally located on the site. The 98,032 square foot building faces in a southwesterly direction, off-set from the street grid. The site is bounded by public right-of-way on the east, north, and south sides of the property. The proposed building is set back 231 feet from Durango Drive to the east, 139 feet from Post Road to the north, and 123 feet from Tecu Avenue to the south. Parking is located on all sides of the building. A total of 568 parking spaces are provided where 393 spaces are required. The project will have 1 driveway each from Durango Drive, Post Road, and Tecu Avenue. The design of the building and the layout of the site comply with the requirements of the CMA Design Overlay District standards. This request also includes a use permit to allow offices as principal use in the M-D zone, and a waiver of development standard to reduce driveway throat depth for 2 of 3 access points.

Landscaping

Street landscaping is shown at 15 feet in width with a detached sidewalk along Durango Drive and 20 feet in width along Post Road. Street landscaping is shown at 10 feet in width behind an attached sidewalk along Tecu Avenue. A landscape area 10 feet wide with trees shown 30 feet on-center is located along the eastern property line adjacent to an undeveloped parcel of land. Interior to the site, an ample amount of landscaping is distributed throughout the parking lot and around portions of the building footprint. The landscape materials include trees, shrubs, and groundcover.

Elevations

The medical office building is 2 stories with a maximum height of 44 feet. The building will range in height from 21 feet to 44 feet at its highest point. The proposed building has unified and consistent modern architecture with multiple surface planes and building height variations. The materials include smooth EIFS panel walls with textured cladding and CMU block accents and grey tinted glass window systems.

Floor Plans

The plans depict a 98,032 square foot office building that consists of 2 floors. The floor plans reflect typical tenant improvements for the office users.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the facility will provide exceptional medical care for the members of the sole tenant, Culinary Health Fund, whose membership is comprised of bartenders, food preparers, wait staff, and housekeepers. This population is the life's blood of the hospitality and gaming industry of the greater Las Vegas region. This outpatient facility will be private to its members and not open to the public. This facility will not include an urgent care, there will be no surgical procedures performed, and no overnight admittance will be permitted. This is not an emergency care facility but rather a mixture of basic medical office clinics located in one building. Furthermore, according to the applicant most of the development of the UNLV

Research and Technology Park is planned and/or occupied with office uses, and they believe the proposed business use for this project is appropriate.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1715-05	Reclassified this site and the surrounding 122 acres to M-D zoning for a future science and research center	Approved by BCC	December 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	R-E	Undeveloped
South	Commercial General	C-2	Office/warehouse building
East	Business and Design/Research Park	M-D	Undeveloped
West	Residential Urban Center (from 18 to 32 du/ac)	R-4	Multiple family complex

Related Applications

Application Number	Request
VS-20-0542	A request to vacate and abandon a 5 foot wide portion of the east side of Durango Drive to accommodate a detached sidewalk 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

Current Planning

Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Staff does not anticipate any adverse impacts on the surrounding area with the proposed request. The core function of this overall development will provide a suitable location for the construction of research, medical and technology projects. A medical center is consistent with the intent of the tech park and will further the medical oriented office uses planned for the overall development. The site has required parking for existing uses within the project and is compliant with Urban Specific Policy 99 of the Comprehensive Master Plan which encourages,

in part, business and research park uses that are complementary with abutting uses. Therefore, staff can support this portion of the request.

Waiver 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.

Design Review

The site is located within the CMA Design Overlay District, which requires compliance with additional development standards that supplement the base zoning district standards. Staff finds the applicant has established that the plan, which contain enhanced architectural elements, including height and bulk, are in full compliance with all provisions of the CMA Design Overlay District. Furthermore, the elevations contain substantial amounts of articulation and fenestration and fit well within the context of this commercial area. Therefore, staff can support this request.

Public Works - Development Review

Waiver of Development Standards #1a

Staff does not anticipate any traffic safety issues related to the reduction in the throat depth for the Teco Avenue driveway. Teco Avenue should see a low volume of traffic since it terminates in a cul-de-sac just east of the site.

Waiver of Development Standards #1b

Staff cannot support the reduction in the throat depth for the Post Road driveway. Post Road is a main point of connectivity for the UNLV Research and Technology Park. The intersection of Post Road and Durango Drive is planned for a traffic signal based on the traffic volumes anticipated in the area. Staff finds that the site can be redesigned to accommodate the required minimum throat depth and help prevent the stacking of vehicles within the right-of-way.

Staff Recommendation

Approval of the use permit, waiver of development standards #1a, and the design review; denial of waiver of development standards #1b.

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

If approved:

- 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 application for review; 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

- Compliance with approved drainage study PW20-20040;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to accommodate a dedicated right turn lane for the proposed driveway on Durango Drive.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0413-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DURANGO HEALTH CENTER INC.

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