

OFFICE/RETAIL COMPLEX
(TITLE 30)

HACIENDA AVE/JERRY TARKANIAN WY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-20-400154 (NZC-0052-17)-BELTWAY DEWEY, LLC:

ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 9.6 acres from R-E (Rural Estates Residential) Zone to C-2 (General Commercial) Zone.

DESIGN REVIEW for a proposed office and retail complex located in the CMA Design Overlay District.

Generally located on the southwest corner of Hacienda Avenue and Jerry Tarkanian Way within Spring Valley (description on file). JJ/jgh/jd (For possible action)

RELATED INFORMATION:

APN:

163-29-301-013; 163-29-301-014

LAND USE PLAN:

SPRING VALLEY - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 9.6
- Project Type: Office and retail complex
- Number of Stories: 1 & 3 stories
- Building Height (feet): 27 & 50
- Square Feet: 195,000 (total)/15,000 (retail building)/180,000 (office buildings)
- Parking Required/Provided: 780/788

Site Plans

The previously approved plans depict an office and retail complex consisting of 3 office buildings and 1 retail center. The office buildings are located at the central portion of the property and the retail center is located on the northeast corner of the site. Parking is located to the west and south of the retail center and around the office buildings. The approved plans depict driveways on the northwest and southwest corners providing access from Hacienda Avenue and Diablo Drive, and at the center of the east property line providing access from Jerry Tarkanian Way. The office buildings will be set back a minimum of 144 feet from the west property line, which is adjacent to an existing single family residential subdivision, where a minimum setback

of 132 feet is required. The designs of the buildings and the layout of the site comply with the requirements of the CMA Design Overlay District.

Landscaping

The previously approved plans depict a minimum 8 foot wide landscape area consisting of large evergreen trees along the west property line, which is adjacent to an existing single family residential subdivision. Adjacent to Hacienda Avenue and Jerry Tarkanian Way, the approved plans depict a minimum 15 foot wide landscape area consisting of trees, shrubs, and groundcover. The landscape area adjacent to Diablo Drive is a minimum of 10 feet in width and consists of trees, shrubs, and groundcover. Additional landscape areas are located within the parking areas and adjacent to the buildings. The approved plans depict attached sidewalks along Jerry Tarkanian Way and Diablo Drive, and a detached sidewalk along Hacienda Avenue.

Elevations

The previously approved plans depict 3 office buildings that are each 3 stories with a maximum height of 50 feet. These buildings have flat roofs behind parapet walls. The exterior of the office buildings is a combination of concrete finish painted in earth tone colors, aluminum and glass storefronts and windows, and decorative metal panels. The retail building is 1 story with a maximum height of 27 feet. The building has a flat roof behind a parapet wall and the exterior is similar to the office buildings.

Floor Plans

The previously approved plans depict a total building area of 195,000 square feet. The office buildings each have an area of 60,000 square feet divided between 3 floors for a total of 180,000 square feet. The retail building has an area of 15,000 square feet. The approved plans indicated the buildings would be constructed as shells with large open areas that will be modified to meet the needs of the future tenants.

Previous Conditions of Approval

Listed below are the approved conditions for NZC-0052-17:

Current Planning

- A resolution of intent to complete in 3 years;
- Design review as a public hearing on significant changes to the plans;
- No block wall along the west property line to be installed;
- Detached sidewalk along Jerry Tarkanian Way unless an administrative design review is approved for attached sidewalk;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that per the CMA Design Overlay District requirements a design review for a comprehensive sign plan will be required for this project; 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;
- Coordinate with Public Works Design Division for any additional right-of-way or off-site improvements needed.
- 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.

Building/Fire Prevention

- Applicant is advised that the proposal has been reviewed and it does not conflict with Fire Code requirements.

Applicant's Justification

The applicant indicates there are unique site constraints that are delaying the project. The project site is encumbered by multiple easements (drainage and slope easements); however, progress towards completion is still being made. The applicant has submitted a drainage study (PW20-13567) and is addressing other initial comments from Public Works; therefore, the applicant is requesting more time.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-20-400043 (NZC-0052-17)	Extension of time to reclassify 9.6 acres from R-E to C-2 zoning for a proposed office and retail complex	Withdrawn	August 2020
NZC-0052-17	Reclassified 9.6 acres from R-E to C-2 zoning for a proposed office and retail complex	Approved by BCC	April 2017
VS-0238-16	Vacated and abandoned a drainage easement	Approved by PC	June 2016
VS-0426-15	Vacated and abandoned Lone Mesa Drive	Approved by BCC	August 2015
VS-0390-15	Vacated and abandoned a portion of Jerry Tarkanian Way	Approved by PC	August 2015
NZC-0624-13	Reclassified 50 acres, including this site, to R-2 Approved December zoning for a single family residential by BCC 2013 development	Approved by BCC	December 2013

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	R-4	Multiple family residential
South	Residential Suburban (up to 8 du/ac) & Business and Design/Research Park	C-2 & P-F	Office building & undeveloped parcels

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Business and Design/Research Park	C-2	CC 215 & office complex
West	Residential Suburban	R-2	Single family residential & undeveloped

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 are experiencing delays due to multiple easements on the property but has shown some progress toward completing this project by submitting the drainage study (PW20-13567) for review. In addition, there have been no public response complaints on this site; therefore, staff has no objections 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**

- Until April 5, 2022 to complete.
- Applicant is advised that a new application for a nonconforming 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; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: GRAGSON LONE MESA II, LLC, ET AL

CONTACT: DIONICIO GORDILLO, 204 BELLE ISLE CT, HENDERSON, NV 89012