

06/16/21 BCC AGENDA SHEET

OFFICE/WAREHOUSE
(TITLE 30)

BUFFALO DR/TECO AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-21-400071 (NZC-18-0475)-RW INVESTMENTS, LLC:

ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 2.6 acres from an R-E (Rural Estates Residential) (AE-60) Zone to an M-D (Design Manufacturing) (AE-60) Zone in the CMA Design Overlay District.

USE PERMIT for an office as a principal use.

DESIGN REVIEW for a proposed office/warehouse development.

Generally located on the east side of Buffalo Drive and the north side of Teco Avenue within Spring Valley (description on file). MN/jgh/jo (For possible action)

RELATED INFORMATION:

APN:

163-34-401-006

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.6
- Project Type: Office/warehouse building
- Number of Stories: 1 & 2
- Building Height (feet): Up to 40
- Square Feet: 24,000
- Parking Required/Provided: 71/74

Site Plans

The previously approved plans depict a proposed 24,000 square foot office/warehouse development consisting of a single building located near the southern portion of the site. The property is bounded by public right-of-way on the west and south sides of the site. Access to the site is provided by 1 driveway on Buffalo Drive and 1 driveway on Teco Avenue. Parking for the facility is located along the north and east sides of the building. A loading area and trash enclosure are located on the east side of the building that is internal to the site. A future cross access driveway is proposed with the adjacent parcels to the east since the property is planned for light industrial uses. A total of 74 parking spaces are provided where 71 parking spaces are

required. The designs of the building and the layout of the site comply with the requirements of the CMA Design Overlay District.

Landscaping

Previously approved plans depict approximate 20 foot to 30 foot wide street landscape buffers shown along Buffalo Drive and Teco Avenue with detached sidewalks. A 5 foot wide landscape area with a 6 foot high masonry screen wall is located along the north and east property lines. Interior to the site, landscaping is distributed throughout the parking lot and around portions of the building footprints. The landscape materials include large trees, shrubs, and groundcover.

Elevations

The previously approved plans depict a building with a flat roof and parapet walls with smooth textured EIFS walls, stone accents, metal trellis, glass store fronts, and vertical and horizontal reveal lines. There are multiple surface planes and variations consisting of walls that are off-set with contrasting design schemes. The height of the building varies from 14 feet to 40 feet and has been designed to break-up the roofline and enhance the overall look of the building. Roll-up doors are located on the east side of the building.

Floor Plans

The previously approved plans depict a 24,000 square foot building consisting of 7,000 square feet of office area and 10,000 square feet of warehouse. Additionally, a 7,000 square foot “future” second floor office expansion is shown on the plans for a total of 14,000 square feet of office use.

Previous Conditions of Approval

Listed below are the approved conditions for NZC-18-0475:

Current Planning

- Resolution of Intent to complete in 3 years;
- Design review as a public hearing on significant changes to the plans;
- 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 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;
- Right-of-way dedication to include 45 feet to back of curb for Buffalo Drive, 25 feet to back of curb for Teco Avenue and associated spandrel.
- 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.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that since the original approval, progress has been made toward completion. All grading for the building has been complete, a temporary power pole has been installed and the applicant is continuing to move forward, gaining approval from necessary departments. The applicant is requesting a 2 year extension of time.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-19-0739	Vacated and abandoned easements located between Post Road and Teco Avenue	Approved by PC	November 2019
NZC-18-0475	Reclassified 2.6 acres from R-E to M-D zoning	Approved by BCC	September 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Commercial General	R-E	Undeveloped
East	Business and Design/Research Park	M-D	Undeveloped
West	Commercial General	M-D	Existing office/warehouse & equipment assembly facility (formerly IGT campus)

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.

This is the first extension of time the applicant has filed on NZC-18-0475. Public Works studies have been approved and building permits have been issued. The applicant is making continuous progress toward completion; 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 September 19, 2023 to complete.
- Applicant is advised that 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; 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: Spring Valley - approval.

APPROVALS:

PROTEST:

APPLICANT: RW INVESTMENTS, LLC

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