

OFFICE
(TITLE 30)

RUSSELL RD/PECOS RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0565-TORNADO MECHANICAL, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; and **2)** driveway design standards.

DESIGN REVIEW for an office building on 0.4 acres in a C-P (Office and Professional) Zone within the Russell Road Corridor.

Generally located on the north side Russell Road, approximately 810 feet east of Pecos Road within Paradise. JG/sd/jo (For possible action)

RELATED INFORMATION:

APN:

161-30-401-006

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 24 feet where 21 feet is permitted per Section 30.48.460 (a 14% increase).
2. Reduce the commercial driveway approach radius to 20 feet where 25 feet is the standard per Uniform Standard Drawing 222.1 (a 20% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - OFFICE PROFESSIONAL

BACKGROUND:

Project Description

General Summary

- Site Address: 3560 E. Russell Road
- Site Acreage: 0.4
- Project Type: Office building
- Building Height (feet): 24
- Square Feet: 4,787
- Parking Required/Provided:12/12

Site Plans

The plans depict a proposed office building along Russell Road within the Russell Road Corridor (Eastern Avenue to Mountain Vista Street). The proposed office will be approximately 4,787

square feet and will be located within the southwest portion of the parcel. Parking is shown along the eastern and a portion of the western property lines, and an intense landscape area is depicted along the northern property line for buffering to residential uses to the north. Access to the site is from Russell Road. The properties to the east and west along Russell Road all have the same lot size with conversions to office uses. A security gate will be locked during non-business hours.

Landscaping

The plans depict landscape areas along Russell Road at 10 feet wide, and along the north property line a 10 foot wide intense landscape buffer is provided. Landscaping is also shown along portions of the eastern property line. Landscaping will consist of trees, shrubs, and groundcover. The remaining interior areas of the site show landscaping distributed throughout the parking lot and around portions of the building footprint.

Elevations

The plans depict a proposed office building that is 24 feet in height with a flat roofline and parapet walls. The exterior will be stucco and corrugated metal siding with decorative reveals and colors.

Floor Plans

The plans depict an office building with various rooms for office use, conference room, closet and restroom, storage and kitchen/breakroom.

Signage

Signage is not a part of this request.

Applicant’s Justification

The proposed building would be approximately 5,000 square feet complementing the neighboring commercial buildings and occupying a now vacant piece of land. The residential homeowners are aware of the plans to develop and have included a letter saying as much. They are excited to have the lot occupied and secured, as it has been a gathering spot for transients and vagrants. The building will serve as office space for day-to-day operations as well as storage space necessary to house extra furniture and over-sized equipment used to maintain and run rental properties.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family residences
East & West	Office Professional	C-P	Office buildings

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers 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.

Waiver of Development Standards #1

The applicant is requesting a modest increase in building height to 24 feet, where 21 feet is allowed. This increase in building height is to allow for varying rooflines for enhanced building features and is not for a habitable area. The building elevations are substantially enhanced with architectural detailing and treatments that make for a more interesting street scene and streetscape; therefore, staff does not anticipate any adverse impacts from the increased height and can support this waiver.

Design Review

Staff finds the design and layout of the office building are harmonious and compatible with the existing developments in the area. Staff finds that the buildings comply with Urban Specific Policy 19 of the Comprehensive Master Plan which encourages breaking-up the mass of the buildings through height variations and Urban Specific Policy 7 which encourages land uses that are complementary and are of similar scale and intensity with the surrounding area.

Public Works - Development Review

Waiver of Development Standards #2

Staff finds the request to reduce the back of curb radius on both the ingress and egress sides of the driveway to be a self-imposed hardship. The purpose of the minimum standard is to allow the smooth flow of traffic into the site and to allow exiting traffic to safely transition from the site to the street. Since the site is adjacent to Russell Road, an arterial street, compliance with the standard is of utmost importance to ensure that those wishing to use the driveway can do so safely. Another safety issue is the striped "no parking" area adjacent to the driveway. The applicant is proposing this striped area so that the minimum throat depth can be met. However, unless that area is a curbed landscape planter, there is nothing that will prevent drivers from parking in that area, which, when combined with the reduced radius, creates a more dangerous situation that may result in vehicle collisions. Therefore, staff cannot support this request.

Staff Recommendation

Approval of waiver of development standards #1 and the design review; denial of waiver of development standards #2.

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 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; 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

- Drainage study and compliance;
- Coordinate with Public Works - Design Division for the Russell Road improvement project;
- Dedicate any right-of-way and easements necessary for the Russell Road improvement project;
- 30 days to submit a Separate Document to the Map Team for any required right-of-way dedications and any corresponding easements for the Russell Road improvement project;
- 90 days to record required right-of-way dedications and any corresponding easements for the Russell Road improvement project.
- Applicant is advised that off-site improvement permits may be required.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0374-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Paradise - approval (denial of waiver of development standards #2).

APPROVALS:

PROTESTS:

APPLICANT: LAYNE JOHNSON

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