

11/17/21 BCC AGENDA SHEET

OFFICE BUILDING
(TITLE 30)

CIMARRON RD/ARBY AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0544-JAMD, LLC:

WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.

DESIGN REVIEWS for the following: **1)** office building; and **2)** finished grade on a 3.8 acre portion of 13.6 acres in a C-P (Office and Professional) Zone in the CMA Design Overlay District.

Generally located on the south side of Arby Avenue and the east side of Cimarron Road within Spring Valley. MN/ja/jo (For possible action)

RELATED INFORMATION:

APN:

176-04-810-002 through 176-04-810-004 ptn

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the throat depth for a driveway on Arby Avenue to 13.5 feet where 100 feet is the standard per Uniform Standard Drawing 222.1 (an 87% reduction).
- b. Reduce the throat depth for the northern driveway on Cimarron Road to 18.5 feet where 100 feet is the standard per Uniform Standard Drawing 222.1 (an 82% reduction).

DESIGN REVIEWS:

1. Office building.
2. Increase finished grade to 80 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 344% increase).

LAND USE PLAN:

SPRING VALLEY - OFFICE PROFESSIONAL

BACKGROUND:

Project Description

General Summary

- Site Address: 7150 Cimarron Road
- Site Acreage: 3.8 (portion)
- Project Type: Office building
- Number of Stories: 2

- Building Height (feet): 35
- Square Feet: 75, 280
- Parking Required/Provided: 757/809

History

The overall complex is 15 acres (gross) and consists of a 3 story office building, 2 retail buildings and a pad building on Cimarron Road and a pad building on Warm Springs Road. The original zoning request was to C-2 zoning for a commercial complex; however, the zoning was approved to C-1 for the southern 10 acres of the site, and C-P for the northern 5 acres. The subject site for this application is for the northern 5 acres (gross) in the C-P zone. In 2004, a design review was approved for the complex, which included a 3 story, 71,000 square foot office building on this pad, which was never constructed.

Site Plans

The plans depict a 2 story office building on the northwest portion of the site. The building is set back 47 feet from Arby Avenue, approximately 80 feet from Cimarron Road and approximately 75 feet from the eastern property line, adjacent to the residential development. Parking is located around the building, abutting the building, and around the perimeter of the development, with additional parking south of the building. Carports are shown along the eastern property line. Bicycle parking is located in the front of the building, facing Cimarron Road. A new trash enclosure and a relocated trash enclosure are located within a parking court south of the building, approximately 60 feet west of the residential development along the eastern property line. Access to this portion of the site is from a driveway off Arby Avenue on the northeast corner of the site, and off Cimarron Road on the northwest portion of the site. Both driveways do not meet the required throat depth. Cross access is provided to the remainder of the office complex. The increase in grade is predominantly near the driveway along Arby Avenue.

Landscaping

Existing street landscaping is located along Arby Avenue and Cimarron Road. Fifteen foot of landscaping behind an attached sidewalk is located along Arby Avenue and a 15 foot wide landscape area, including a meandering sidewalk is located along Cimarron Road. An intense landscape buffer per Figure 30.64-12, including 2 rows of trees, is located along the eastern property line, adjacent to the residential development. Parking lot landscaping is provided per Code. Landscaping is also shown around the building footprint.

Elevations

The building is 2 stories with a maximum height of 35 feet. A decorative metal mechanical equipment screen is included within the 35 feet. The exterior is composed of white EIFS system with decorative stone accents on the first story, and dual glazed windows with aluminum frames are shown on both stories. Decorative shade canopies are incorporated into the design.

Floor Plans

The plans show an open floor plan with a lobby and restrooms. The first floor measures 38,135 square and the second floor measures 37,145 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the development is architecturally compatible with the existing center, including similar hue tones, entranceway canopies, and window systems. The 2 story building is less intrusive to the residential neighbors to the east. Regarding the throat depth, the applicant anticipates a great deal of consistent traffic for the overall development that will be entering/exiting by way of the southern 3 driveways, and not as frequently as the northern 2 driveways.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-1077-08	Reclassified 1 retail building to C-2 zoning for a tavern	Approved by BCC	February 2009
WS-0385-08	Comprehensive sign plan	Approved by BCC	July 2008
DR-1160-07	Modifications to the office and retail commercial development, with a waiver of conditions for landscaping	Approved by BCC	November 2007
WS-1825-04	Increased height in conjunction with 2 office buildings, 3 retail buildings, and 2 future pad sites	Approved by BCC	November 2004
ZC-0243-03	Reclassified the site to C-P zoning for the northern 5 acres and C-1 zoning for the southern 10 acres	Approved by BCC	July 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	R-E	Private school
South	Commercial Neighborhood	C-1 & C-2	Retail portion of the complex
East	Business and Design/Research Park	R-2	Single family residential
West	Public Facilities	C-P	St. Rose Dominican Hospital/San Martin

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

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 #1

Although the building is not required to meet the CMA Design Overlay standards, many elements of the building meet the intent of the overlay. For example, the facades include enhanced window fenestration and pedestrian scale elements such as decorative shade canopies on the first floor. The original building was approved for 3 stories. The new 2 story design, with a maximum height of 35 feet is more appropriate with the 2 story residences to the east. The overall design and placement of the building are aesthetically pleasing, functional and compatible with the existing commercial complex. Staff supports this request.

Public Works - Development Review

Waiver of Development Standards

Staff worked with the applicant on the throat depths to provide an increased distance between the driveways and parking spaces to reduce the potential for collisions. Therefore, staff can support this request.

Design Review #2

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

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 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;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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 #0375-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: JAMD, LLC

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