06/04/13 PC AGENDA SHEET

OFFICE BUILDING NELLIS BLVD/MEIKLE LN
(TITLE 30)

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-0215-13 – NOVENA FAITH, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce the height/setback to a single family residential development; and 2) permit clear windows to overlook a single family residential yard.

DESIGN REVIEW for an office building on 2.4 acres in a C-2 (General Commercial) Zone.

Generally located on the southeast corner of Meikle Lane and Nellis Boulevard within Sunrise Manor. LW/al/ml (For possible action)

RELATED INFORMATION:

APN:
140-21-304-018

WAIVERS OF DEVELOPMENT STANDARDS:
1. Reduce the height/setback from an office building to a single family residential development to 73 feet where 102 feet is required (a 28.4% reduction).
2. Permit clear windows on the second floor of an office building that will overlook a single family residential yard to the east.

LAND USE PLAN:
SUNRISE MANOR - COMMERCIAL GENERAL

BACKGROUND:
Project Description
General Summary
- Site Acreage: 2.4
- Project Type: Office building
- Number of Stories: 2
- Building Height: 44 feet
- Square Feet: 42,234
- Parking Required/Provided: 169/169

Site Plan
This is a request for an office building with access provided by a driveway from Meikle Lane located on the northeast corner of the parcel and an additional drive from Nellis Boulevard located on the southwest corner of the site. The building is set back 144 feet from Nellis Boulevard, 71 feet from Meikle Lane, and 73 feet from the east property line. There is an existing single family residence on the adjacent parcel to the east and Code requires a 3:1 setback
ratio for commercial structures to a single family development. The setback ratio can be reduced to 2:1 if a 10 foot wide intense landscape buffer is provided. The plan submitted does not provide a 10 foot wide landscape area to meet this requirement.

**Landscaping**
A 15 foot wide landscape area with a detached sidewalk as required by Title 30 is located along Nellis Boulevard. A 6 foot wide landscape area is located along Meikle Lane which is in conformance to Code requirements. A 6 foot wide landscape area is provided along the east property line with large evergreen trees planted 10 feet on center which the applicant is proposing as an alternative to reduce the height/setback ratio to a residential development. Additional landscaping is provided along the south property line, within the parking areas, and adjacent to the building. This additional landscaping exceeds Code requirements for parking lot landscaping.

**Elevations**
The building is 2 stories with flat roofs behind parapet walls. The height of the building will vary between 35 feet and 44 feet and be constructed of concrete panels. The exterior walls will be finished in a combination of painted concrete, decorative metal panels, and stone veneer. The main entrance to the building is an aluminum storefront system with glass doors and windows. The front of the building will face Nellis Boulevard.

**Floor Plans**
The building is 2 stories and will have a total area of 42,234 square feet divided equally between the 2 floors (21,117 square feet each). The second floor is divided into 2 lease spaces with a central hallway for access. The first floor is depicted as a large open area that will be enclosed with future building permits for tenant improvements to meet the needs of the future businesses.

**Signage**
Signage is not a part of this request.

**Applicant’s Justification**
The applicant states that the proposed office building will have an attractive appearance which will provide a positive impact to the surrounding area. The waiver to reduce the height/setback ratio to a single family residential development is necessary because a 10 foot wide intense landscape buffer cannot be provided adjacent to an existing single family residence. A 6 foot wide buffer with large evergreen trees planted 10 feet on center is being provided to screen the office building from the existing residence.

**Prior Land Use Requests**

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
<th>Action</th>
<th>Date</th>
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</thead>
<tbody>
<tr>
<td>UC-0727-07</td>
<td>Shopping center with a banquet facility - expired</td>
<td>Approved by PC</td>
<td>August 2007</td>
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<tr>
<td>UC-0019-01</td>
<td>Communication facility</td>
<td>Approved by PC</td>
<td>May 2001</td>
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### Surrounding Land Use

<table>
<thead>
<tr>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
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<tr>
<td>North</td>
<td>Commercial General</td>
<td>C-2</td>
</tr>
<tr>
<td>South</td>
<td>Commercial General</td>
<td>C-2</td>
</tr>
<tr>
<td>East</td>
<td>Residential Medium (3 to 14 du/ac)</td>
<td>R-E</td>
</tr>
<tr>
<td>West</td>
<td>Commercial General</td>
<td>C-2</td>
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### 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**
The applicant is requesting to have clear windows on the second floor of the building facing single family residential development. The adjacent parcel to the east is a single family residence and the property has been used in the past for unauthorized storage. There is an existing line of trees and shrubs along the west property line of this parcel. The building will be set back 73 feet from the east property line and the plans depict a 6 foot wide landscape area in conjunction with this development with evergreen trees and additional trees within the parking area along the east side of the building. The building setback and proposed landscaping will buffer the clear windows from the single family residential development. Per Code, if the landscape area along the east property line were 10 feet wide, the building setback to that property line would not require a setback reduction. In order to meet the requirements for parking, drive aisles, and a detached sidewalk along Nellis Boulevard, the applicant is able to provide only a 6 foot wide landscape area. Staff finds the proposed landscaping will provide an adequate buffer to the single family development to the east and does not object to the waivers of development standards.

#### Design Review

A proposed detached sidewalk is depicted along Nellis Boulevard to replace an existing attached sidewalk. This detached sidewalk along Nellis Boulevard will comply with Policy 2.9 of the Sunrise Manor Land Use Plan which encourages projects along collector or arterial road to have detached sidewalks. The landscaping complies with Policy 7.7 which promotes perimeter and interior parking lot trees for shade and visual relief. The new building construction will improve the appearance of the community.

### 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 Plan, Title 30, and/or the Nevada Revised Statutes.
PRELIMINARY STAFF CONDITIONS:

Current Planning
- Landscaping to substantially conform to landscape plans on file with changes to be approved by staff;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must commence within 2 years of approval date or it will expire.

Public Works – Development Review
- Drainage study and compliance;
- Traffic study and compliance, project may qualify for an exception to the traffic analysis with Public Works Development Review Division approval;
- Full off-site improvements;
- Nevada Department of Transportation approval.

Clark County Water Reclamation District (CCWRD)
- Applicant is advised that existing sewer is located within 400 feet of the parcel; and that at the time of development CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates to determine sewer point of connection.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: Dr. Godwin Maduka, M.D.
CONTACT: Brian Henley, KGA Architecture, 9075 West Diablo Drive, Third Floor, Las Vegas, NV 89148