OFFICE BUILDINGS
(SUNSET RD/BUFFALO DR)
(TITLE 30)

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-0642-17 – ALLEN-MILAN, LLC:**

**DESIGN REVIEWS** for the following: 1) proposed office buildings; and 2) a comprehensive sign plan for proposed office buildings in conjunction with an existing retail center on 4.8 acres in a C-2 (General Commercial) Zone and a C-2 (General Commercial) (AE-60) Zone in the CMA Design and MUD-3 Overlay Districts.

Generally located on the south side of Sunset Road, 300 feet west of Buffalo Drive within Spring Valley. SS/al/ml (For possible action)

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**RELATED INFORMATION:**

**APN:**
176-04-501-008

**LAND USE PLAN:**
SPRING VALLEY – BUSINESS AND DESIGN/RESEARCH PARK

**BACKGROUND:**

**Project Description**

**General Summary**
- Site Address: 7885 West Sunset Road
- Site Acreage: 4.8
- Project Type: Office buildings and comprehensive sign plan
- Number of Stories: 1
- Building Height: 26 feet
- Square Feet: 25,550 proposed buildings/14,220 existing retail center
- Parking Required/Provided: 160/287 (for site)

**Site Plans**
The plans depict 2 proposed office buildings located behind an existing office/retail center that fronts Sunset Road designated as Building A and Building B on the plans. The north half of this site has full improvements associated with the existing retail center. The 2 proposed buildings are located in the central portion of the southern half of the parcel. Building A is the larger of the 2 buildings and is “J” shaped and Building B is square shaped. The buildings are separated by a walkway and a courtyard. The proposed office buildings are set back 370 feet from Sunset Road to the north. The interior side setbacks are shown at 62 feet from the east property line and 73 feet from the west property line, and the rear setback is shown at 85 feet from the south property line. The parking spaces for the buildings are located along the perimeter of the proposed buildings. Access to the site is shown from 2 existing ingress/egress points on Sunset...
Road. There is an existing drainage easement along the west side of the site. The site design is in compliance with the CMA Design Overlay provisions.

**Landscaping**

There are existing landscape areas throughout the north half of this site located adjacent to the street frontage and within the parking areas. No additional landscaping is proposed or required for the northern half of the parcel. There is also an existing 6 foot wide landscape area along the south property line consisting of evergreen trees. The plans also depict existing landscape areas between 3 feet to 6 feet in width along the east and west property lines that consist of trees, shrubs, and groundcover. Additional landscape areas are located within the parking area and adjacent to the buildings.

**Elevations**

Each building is 1 story with a maximum height of 26 feet with a flat roof behind parapet walls. Building B and the majority of the Building A are 24 feet in height. The parapet walls on the northeast corner of Building A extend to 26 feet in height to break-up the roof line of the building. The exterior walls of the buildings are a combination of a stucco finish painted in earth tone colors, tile, and a stone veneer. Above the doors and windows of the lease space are metal trellises.

**Floor Plans**

The proposed buildings have a total area of 25,550 square feet. Each building is being constructed as shells to be completed with interior remodel building permits to meet the needs of future tenants. Building A has an area of 19,000 square feet and can be divided into 11 lease spaces. Building B has an area of 6,500 square feet and can be divided into 2 lease spaces.

**Signage**

The plans indicate that a wall sign will be provided above the entrance to each lease space in the office buildings. Each wall sign has an area of 20 square feet and each sign will consist of pan channel letters that are internally illuminated.

**Applicant’s Justification**

The applicant indicates that the proposed buildings will follow the architectural standards already in place within the existing office/retail portion of the site and will meet all setback and height requirements of the Code.

**Prior Land Use Requests**

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
<th>Action</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>DR-0562-14</td>
<td>Office building in conjunction with the existing retail center – expired</td>
<td>Approved by PC</td>
<td>August 2014</td>
</tr>
<tr>
<td>WS-0068-11</td>
<td>Reduced the setback to a right-of-way (Wagon Trail) for a decorative fence</td>
<td>Approved by PC</td>
<td>May 2011</td>
</tr>
<tr>
<td>DR-0130-10</td>
<td>Signage and lighting plan in conjunction with an approved retail center</td>
<td>Approved by BCC</td>
<td>May 2010</td>
</tr>
<tr>
<td>ZC-0132-09</td>
<td>Reclassified this site to C-2 zoning for a shopping center</td>
<td>Approved by BCC</td>
<td>April 2009</td>
</tr>
</tbody>
</table>
**Surrounding Land Use**

<table>
<thead>
<tr>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Commercial General</td>
<td>M-D</td>
</tr>
<tr>
<td>South</td>
<td>Business and Design/Research Park</td>
<td>R-4</td>
</tr>
<tr>
<td>East &amp; West</td>
<td>Business and Design/Research Park</td>
<td>R-E</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**

This site is in the Cooperative Management Agreement (CMA) Design Overlay District and meets the required design standards. These standards are established to create a sense of architectural consistency throughout the overlay district, and ensure high quality architectural design which the design of the project achieves. Furthermore, the development conforms in part to Goal 1 of the Comprehensive Master Plan to promote economic viability and employment opportunities with development that is compatible with adjacent land uses. This project also complies with Goal 9 of the Comprehensive Master Plan to provide for commercial development integrated in appropriate locations throughout the community and Commercial Policy 67 to ensure that commercial developments are compatible with abutting uses.

**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**

- Applicant is advised that 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**

- Compliance with Drainage Study 14-22655.
Clark County Water Reclamation District (CCWRD)
• Applicant is advised that a Point of Connection (POC) request has been completed for this project; and to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0428-2017 to obtain your POC exhibit.

TAB/CAC: Spring Valley – approval.
APPROVALS:
PROTESTS:

APPLICANT: Tom Fallon
CONTACT: Kristen Goodell, APTUS, 1200 South 4th Street, Suite 206, Las Vegas, NV 89104