PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-19-0348-3624 RUSSELL ROAD, LLC:

ZONE CHANGE to reclassify 0.5 acres from R-E (Rural Estates Residential) Zone to CRT (Commercial Residential Transition) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) mechanical equipment screening; 2) reduce parking lot landscaping; 3) reduce setbacks for a trash enclosure; 4) allow parking to be located within the front of the building where parking shall be located at the sides or rear of buildings; 5) eliminate the required intense landscape buffer; and 6) permit existing residential pan driveways where commercial curb return driveways are required.

DESIGN REVIEWS for the following: 1) convert an existing single family residence to an office building; and 2) proposed accessory structure (storage building) on 0.5 acres in the Russell Road Transition Corridor Overlay District.

Generally located on the north side of Russell Road, 1,445 feet east of Pecos Road within Paradise (description on file). JG/md/ja (For possible action)

RELATED INFORMATION:

APN:
161-30-401-010

WAIVERS OF DEVELOPMENT STANDARDS:
1. Permit existing mechanical equipment to not be screened where screening is required per Table 30.56-2.
2. Reduce parking lot landscaping where landscaping per Figure 30.64-14 is required.
3. Reduce setbacks for a trash enclosure to 19 feet where 50 feet is required from a residential development per Section 30.56.120 (a 62% reduction).
4. Allow parking to be located within the front of the building where parking shall be located at the sides or rear of buildings per Section 30.48.470.
5. Eliminate the required intense landscape buffer along the east and west property lines where required when adjacent to residential uses per Section 30.48.470 and Figure 30.64 12.
6. Permit existing residential pan driveways where commercial curb return driveways are required per Uniform Standard Drawing 222.1.

LAND USE PLAN:
WINCHESTER/PARADISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)
BACKGROUND:

Project Description

General Summary
- Site Address: 3624 E. Russell Road
- Site Acreage: 0.5
- Project Type: Residential conversion to an office building
- Number of Stories: 1
- Building Height (feet): 14.5 (office)/14 feet (storage building)
- Square Feet: 1,874 (office)/875 (storage building)
- Parking Required/Provided: 8/8

Site Plan
The applicant is requesting a conforming zone change from R-E to CRT zoning for the proposed conversion of a single family residence to an office on 0.5 acres. A conforming zone change request to CRT is permissible as the project site is located within the Russell Road Transition Corridor Overlay. The plans depict an existing single family residence consisting of 1,874 square feet that will be converted to a general contractor’s office. The existing building is set back 54 feet from the south property line, adjacent to Russell Road, 18 feet from the east property line and 32 feet from the west property line. The building has a rear yard setback of 84 feet from the north property line, adjacent to existing single family residential development. A proposed 875 square foot accessory structure that will be utilized for storage is located at the northwest corner of the project site. The accessory structure is set back 10 feet from the north and west property lines. The existing shipping containers on the project site will be removed upon completion of the accessory structure. The existing trash enclosure is located on the east side of the building with a 19 foot setback from the single family residence to the east. Four parking spaces are located within the front of the proposed office and 4 parking spaces are located within the rear of the building. 8 parking spaces are required for the office conversion where 8 spaces are provided. The rear yard of the project site is secured by existing, chain-linked fence gates which are set back a minimum of 57 feet from the south property line. A proposed 5 foot wide pedestrian walkway connects the entrance of the building to the 5 foot wide attached sidewalk adjacent to Russell Road. A 5 foot wide pedestrian sidewalk is located between the building and the parking spaces and drive aisles. Access to the project site is granted via existing driveways along Russell Road.

Landscaping
A landscape area ranging between 16 feet to 20 feet in width, is located behind an existing 5 foot wide attached sidewalk, along Russell Road. The landscape area includes trees, shrubs and groundcover. An intense landscape buffer measuring 10 feet in width is located along the north property line, adjacent to the existing single family residential development. Twenty-four inch box trees, planted 20 feet on center, are located within the intense landscape buffer. A 3.5 foot wide landscape planter area measuring 44 feet in length along the southeast property line and 55 feet in length along the southwest property line of the project site is provided as an alternative to the required intense landscape buffer adjacent to the existing single family residences. A row of shrubs will be planted within the landscape areas adjacent to the existing single family residences. Two landscape planter areas consisting of 108 square feet are proposed between the

LAND USE AND ZONING
front of the existing building and the proposed parking spaces. In lieu of constructing the 2 required landscape finger islands within the parking area located behind the building, the applicant has elected to preserve the existing large pine tree in the rear yard. An existing 6 foot high decorative block wall is located along the east, west, and north property lines.

**Elevations**
The plans depict an existing building with a maximum height of 14.5 feet with an asphalt shingled roof. The building consists of a stucco exterior. The proposed accessory structure has a maximum height of 14 feet and includes an asphalt shingled roof with a stucco exterior. An overhead, roll-up door is featured on the south elevation of the structure.

**Floor Plans**
The plans depict an existing building consisting of offices, reception area, restrooms, and kitchen area. The proposed accessory structure consists of an open floor plan.

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

**Applicant’s Justification**
The applicant states the existing block wall located along the east and west property lines will provide screening from the proposed office conversion. The property to the east also includes existing mature trees that provide a landscape buffer. A waiver is requested due to the existing trash enclosure that is screened by the perimeter block wall. The applicant indicates that any screening associated with the existing mechanical equipment will draw even more attention to the rooftop mounted units. The zone change is justified as the subject property is located within the Russell Road Transition Corridor Overlay and will be utilized as commercial office space.

**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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</thead>
<tbody>
<tr>
<td>North, South, East, &amp; West</td>
<td>Rural Neighborhood Preservation (up to 2 du/ac)</td>
<td>R-E</td>
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<tr>
<td></td>
<td></td>
<td>Single family residential development</td>
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**Clark County Public Response Office (CCPRO)**
CE18-18760 is an active violation for existing shipping containers and outside storage in conjunction with an existing single family residence. A Clark County Business License for a contractor’s office has been issued for the project site, with an expiration date of October 31, 2019. The business license is subject to no employees or customers to the residence with no signs on the property.

**STANDARDS FOR APPROVAL:**
The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.
Analysis
Current Planning
Zone Change
The Commercial Residential Transitional (CRT) District is intended to preserve existing single family residential buildings for commercial reuse when within close proximity to residential development where traffic patterns and the characteristics of the existing structures no longer encourage a single family environment. The purpose of the Transition Corridor Overlay District is to allow for a smooth transition between viable residential districts and major streets while maintaining an aesthetic visual character reflecting the historic pattern of development within specific area locations.

Staff finds that there is a trend changing the character and condition of the area which makes this request appropriate. Five C-P (Office Professional) zoned parcels of land, 4 of which are developed, are located 190 feet to the west of the project site along Russell Road. A developed CRT parcel, adjacent to Russell Road, is located 105 feet to the east of the project site. The existing commercial zoning within the Russell Road Transition Corridor Overlay District demonstrates that this request is compatible with the project site and surrounding area. The intensity of the proposed project is consistent and compatible with the existing developments in the Russell Road Transition Corridor Overlay District. The requested zone change meets the intent of the CRT District and the Transition Corridor Overlay District; therefore, staff recommends approval.

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
Although staff typically does not support requests to eliminate the screening requirement for mechanical equipment, multiple residential and commercial properties within the Russell Road Transition Corridor Overlay District have mechanical units that are readily visible from public view and the right-of-way. Staff finds this existing condition will not impact the surrounding properties and land uses; therefore, recommends approval.

Waiver of Development Standards #2
Staff can support the request to reduce the required parking lot landscaping within the boundaries of the project site. Four required parking spaces for the project site are located at the rear of the property, behind the existing building. In lieu of constructing the 2 required landscape finger islands, the applicant has elected to preserve the existing large pine tree within the rear yard of the property. Mitigation has been provided in the form of an increased landscape area adjacent to Russell Road, measuring between 16 feet to 20 feet in width behind the existing attached sidewalk. Two landscape planter areas consisting of 108 square feet are proposed between the front of the existing building and proposed parking spaces, providing addition mitigation to the
waiver request. Staff finds the proposed interior parking lot landscaping design is an acceptable alternative to the Development Code requirement; therefore, staff recommends approval.

**Waiver of Development Standards #3**
Staff typically does not support requests to reduce the setback from trash enclosures to residential developments. However, aerial photographs indicate the trash enclosure has been located on the project site for nearly 11 years. The existing trash enclosure is set back 46 feet from the residence immediately to the east of the project site. Staff finds the location of the existing enclosure should not have an impact on the adjacent single family residence; therefore, staff recommends approval.

**Waiver of Development Standards #4**
Several existing commercial businesses within the Russell Road Transition Corridor Overlay District have existing parking located within the front yard of the building. Staff finds the proposed increase to the street landscape area along Russell Road will assist in mitigating any impact the waiver request may have on the surrounding properties. Therefore, staff recommends approval.

**Waiver of Development Standards #5**
The applicant is providing a 3.5 foot wide landscape planter area measuring 44 feet in length along the southeast property line and 55 feet in length along the southwest property line of the project site as an alternative to the required intense landscape buffer adjacent to the existing single family residences. A row of shrubs will be planted within the landscape areas adjacent to the existing single family residences. Two CRT zoned properties within the immediate area, on the north side of Russell Road, are also adjacent to existing single family residences and do not have an intense landscape buffer. Staff finds the proposed landscaping is consistent with other CRT zoned properties in the immediate area. The existing 6 foot high block wall, located along the east, north, and west property lines, should assist in mitigating any impact the residential to office conversion will have on the adjacent residential uses. Therefore, staff recommends approval.

**Design Reviews**
Commercial Policy 62 of the Comprehensive Master Plan encourages intense buffering and design features on the perimeter of parcels adjacent to existing and proposed single family uses. A 10 foot wide intense landscape buffer with 24 inch box large evergreen trees is provided along the north property line, adjacent to the existing single family residences. Commercial Policy 66 states development should provide access points on arterial and collector streets and not on local neighborhood streets. The proposed commercial driveways are located along Russell Road, an arterial street. The design of the parking lot is functional and allows for proper vehicular circulation throughout the site. Commercial Policy 67 states through site planning and building design, ensure that commercial developments are compatible with abutting uses. Appropriate buffers, building height and materials should be considered and integrated into commercial developments. Staff finds the design of the accessory storage building matches the height and exterior materials of the existing building, complying with the aforementioned policy. The proposed project meets the intent of the Transition Corridor Overlay District, and multiple goals of the Comprehensive Master Plan. Therefore, staff recommends approval.
Public Works - Development Review
Waiver of Development Standards #6

While staff can support the request to not install curb return driveways, it is important that the existing pan driveways be upgraded to current standards for Americans with Disabilities Act compliance.

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
- Resolution of Intent to complete within 18 months;
- Gates to remain open during business hours;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that outside storage is not permitted within the CRT zoning district; 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
- Replace driveways with commercial pan driveways per Uniform Standard Drawing 224.

Building Department - Fire Prevention
- Applicant is advised to contact the Building Department at (702) 455-3000 regarding a potential change in occupancy classification; and that any changes in occupancy classification may have impacts on both the site plan and construction.

Clark County Water Reclamation District (CCWRD)
- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:  
APPROVALS:  
PROTESTS:  

APPLICANT:  BRUCE KRIESE  
CONTACT:  BRUCE KRIESE, RM CONTRACTING, 3624 E. RUSSELL ROAD, LAS VEGAS, NV 89120