



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: MARCH 11, 2025

DEPARTMENT: COMMUNITY DEVELOPMENT

ITEM DESCRIPTION: APPLICANT/OWNER: LIDO PARK, LLC

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0549-GPA1	Staff recommends APPROVAL.	
24-0549-ZON1	Staff recommends APPROVAL.	24-0549-GPA1
24-0549-VAR1	Staff recommends DENIAL, if approved subject to conditions:	24-0549-GPA1 24-0549-ZON1
24-0549-SDR1	Staff recommends DENIAL, if approved subject to conditions:	24-0549-GPA1 24-0549-ZON1 24-0549-VAR1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 25

NOTICES MAILED 222

PROTESTS 3

APPROVALS 1

**** CONDITIONS ****

24-0549-VAR1 CONDITIONS

Planning

1. A Variance is hereby approved to allow 71 parking spaces where 74 spaces are required.
2. Approval of General Plan Amendment (24-0549-GPA1) and Rezoning (24-0549-ZON1) and approval of and conformance to the Conditions of Approval for Site Development Plan Review (24-0549-SDR1) shall be required, if approved.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

24-0549-SDR1 CONDITIONS

Planning

1. Approval of General Plan Amendment (24-0549-GPA1) and Rezoning (24-0549-ZON1) and approval of and conformance to the Conditions of Approval for Variance (24-0549-VAR1) shall be required, if approved.

Conditions Page Two

March 11, 2025 - Planning Commission Meeting

2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan and landscape plan, date stamped 12/12/24 and building elevations, date stamped 11/20/24, except as amended by conditions herein.
4. A Waiver from Title 19.08.040 is hereby approved to allow the proposed building to not be oriented to the corner where such is required.
5. A Waiver from Title 19.08.060 is hereby approved to allow a 14-foot landscape buffer width on a portion of the south perimeter where 15 feet is required.
6. An Exception from Title 19.08.110 is hereby approved to allow 16 parking area trees where 17 trees are required.
7. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Community Development - Building and Safety Division.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
9. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
10. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a solid decorative material that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.
11. Trash enclosures shall be provided in conformance with the provisions of Title 19.08.040.E.

Conditions Page Three

March 11, 2025 - Planning Commission Meeting

12. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. In accordance with code requirements of Title 13.56 and Section 2.2 of the City's Vision Zero Action Plan, remove all substandard offsite improvements and unused driveway cuts, if any, and replace with new improvements meeting Public Right-of-Way Accessibility Guidelines (PROWAG) to the satisfaction of the City Engineer concurrent with development of this site. Grant Pedestrian Access Easement(s) if necessary to comply with this requirement. All existing paving damaged or removed by this development shall be restored at its original location, width and depth concurrent with development of this site.
15. Concurrent with the development of this site, construct a median in Charleston Boulevard that restricts the driveway for this development and the eastern driveway for the development to the south to right turns only, but which permits all movements for the western driveway for the development to the south. Any movements may be restricted in the future at the discretion of the City Traffic Engineer.
16. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
17. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

Fire & Rescue

18. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Staff Report Page One
March 11, 2025 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing to develop a two-story tall, 18,600 square-foot medical office development on 1.21 acres at the northeast corner of Charleston Boulevard and Shetland Road.

ISSUES

- A General Plan Amendment is requested from O (Office) to TOC-1 (Transit Oriented Corridor - High). Staff supports the request.
- A Rezoning is requested from C-D (Designed Commercial) to O (Office). Staff supports the request.
- The proposed Office, Medical or Dental and Office, Other than Listed land uses are permitted in the proposed O (Office) zoning district.
- A Site Development Plan Review is requested for a proposed two-story, 18,600 square-foot medical office development. Staff does not support the request.
- A Waiver of Title 19.08.060 is requested to allow a 14-foot landscape buffer width on a portion of the south perimeter where 15 feet is required. Staff supports the request.
- A Waiver of Title 19.08.040 is requested to allow the proposed building to not be oriented to the corner where such is required. Staff does not support the request.
- An Exception of Title 19.08.110 is requested to allow 16 parking area trees where 17 trees are required. Staff does not support the request.
- A Variance is requested to allow 71 parking spaces where 74 spaces are required. Staff does not support the request.
- A portion of the site is located within the CD-O (Designed Commercial Overlay District); therefore, the development standards set forth in Title 19.10.090 apply.
- Per Title 19.10.090, unless otherwise approved by the City Council in a Site Development Plan Review, building heights in the Designed Commercial Overlay District (CD-O) shall not exceed one story or 20 feet, whichever is less, for parcels that front Charleston Boulevard between Rancho Drive and Valley View Boulevard.

Staff Report Page Two

March 11, 2025 - Planning Commission Meeting

ANALYSIS

The subject site is comprised of three parcels with differing zoning districts and land use designations. Two parcels are zoned C-D (Designed Commercial) with a TOC-1 (Transit Oriented Corridor - High) land use designation. The remaining parcel is zoned O (Office) with an O (Office) land use designation. The applicant has proposed a General Plan Amendment from O (Office) to TOC-1 (Transit Oriented Corridor - High) and a Rezoning from C-D (Designed Commercial) to O (Office) to allow a uniform zoning district and General Plan Designation for the proposed development of the entire subject site.

Properties to the west and south of the subject site are designated TOC-1 (Transit Oriented Corridor - High). The land to the north adjacent to the subject site, is designated DR (Desert Rural Density Residential). Land to the east of the site is designated O (Office). The requested general plan amendment to designate the subject site TOC-1 (Transit Oriented Corridor - High) is deemed compatible with the surrounding area and would allow a uniform General Plan Land Use Designation for the entire subject site.

In addition, the applicant has proposed a Rezoning from C-D (Designed Commercial) to O (Office) which is consistent with the proposed TOC-1 (Transit Oriented Corridor - High) General Plan Land Use Designation. The adjacent properties to the north and west are zoned R-E (Residence Estates), property on the east is zoned O (Office), and properties to the south across Charleston Boulevard are zoned C-D (Designed Commercial). Property directly north of the subject site is developed with a single-family residential detached dwelling and property to the east is developed with an office building. Additionally, a portion of the subject site is located within the Designed Commercial Overlay District (CD-O), which provides standards for limited commercial uses where it is necessary to preserve the character of surrounding land uses with less intense commercial development. If this rezoning request is approved, the requirements of the CD-O will take precedence over the height, setback and lot coverage provisions of the O (Office) District. Staff finds the proposed O (Office) zoning compatible with the surrounding zoning districts and the current land use. Therefore, staff supports this requested Rezoning.

The subject site consists of an existing commercial development with medical offices and a 0.41-acre parcel that is undeveloped. The existing commercial building as approved via Plot Plan and Building Elevation Reviews [Z-0018-68(15) and (18)] in 1991, and a recent Site Development Plan Review (24-0094-SDR1) was approved on April 9, 2024 to add a modular building to the existing development. The applicant is proposing demolish the existing commercial development, and construct a new two story, 18,600 square-foot medical office development. The site is subject to Title 19 development standards and the Designed Commercial Overlay District (CD-O) Development Standards.

Staff Report Page Three**March 11, 2025 - Planning Commission Meeting**

The submitted site plan and elevations depict a two-story, 35-foot tall building, with the second level stepped back 105 feet from the north property line. The proposed building façade features a modern design with gray marble exterior with stone veneer accents. Per Title 19.10.090, unless otherwise approved by the City Council in a Site Development Plan Review, building heights in the Designed Commercial Overlay District (CD-O) shall not exceed one story or 20 feet, whichever is less, for parcels that front Charleston Boulevard between Rancho Drive and Valley View Boulevard. The applicant is requesting to allow the proposed medical office building to exceed this height limitation as part of this Site Development Plan Review. Additionally, per Title 19.08.040.B.6, buildings on corner lots should be oriented to the corner and to the street fronts. A Waiver is requested to allow the proposed building to not be oriented to the corner and to the street front and parking to be located towards the corner. Despite the proposed redevelopment of the subject site, staff cannot not support this request, as alternative site design would allow conformance to this development standard.

The submitted landscape plan indicates sufficient trees will be provided in the perimeter landscape buffer areas of the subject site and the proposed landscape materials adhere to the recommendations of the Southern Nevada Regional Plant List. A Waiver of Title 19.08.060 is requested to allow a portion of the perimeter landscape buffer width along the south property line to taper down to 14 feet where 15 feet is required. Additionally, an Exception is requested to allow 16 parking area trees where 17 trees are required. Staff does not support the requested Waiver and Exception as the proposed deviations do not meet the minimum Title 19 standards for landscape buffer widths or materials.

Per Title 19.12, the Office, Medical or Dental use is defined as, “A professional office for the administration of professional medical, psychological or dental care, including examinations, screenings and minor outpatient surgical procedures. This use does not include a facility that provides housing for individuals, a clinic, or any other facility that is specifically defined in this Title.” The Office, Other than Listed use is defined as, “A building or rooms used for conducting the affairs of a business, profession, service, industry or government other than those which are specifically listed in this Title. This use includes a radio broadcasting facility and a recording studio.” Both uses are permitted in the proposed O (Office) zoning district.

The submitted site plan and floor plan depict the proposed 18,600 square-foot building will have 5,000 square feet of medical office space and 13,600 square feet of general office space. A Variance is requested, as the proposed development provides 71 parking spaces where 74 spaces are required. Per the submitted justification letter, the site is easily accessible by public transportation on Charleston Boulevard. Staff recommends denial of this Variance request, as there is no evidence of a unique or extraordinary circumstance related to the physical characteristics of the property.

Staff Report Page Four**March 11, 2025 - Planning Commission Meeting**

The City Transportation Engineering Division has commented, "This project is expected to add an additional 382 trips per day on Charleston Boulevard and Shetland Road. Currently, Charleston Boulevard is at about 71 percent of capacity and Shetland Road is at about 12 percent of capacity. With this project, Charleston Boulevard is expected to be at about 72 percent of capacity and Shetland Road at about 15 percent of capacity. Based on peak hour use, this development will add into the area roughly 33 additional peak hour trips, or about one every two minutes."

In summary, staff supports the requested General Plan Amendment and Rezoning. However, the requested Variance to allow a reduced number of parking spaces is a self-imposed hardship, as the proposed development could be modified to comply with the parking requirements outlined in Title 19.12. While the project aligns with the overall goals and objectives of the redevelopment program in Redevelopment Area 2 and would positively contribute to the Charleston planning area, staff cannot support the requested Variance or the Site Development Plan Review. If approved, they will be subject to conditions.

FINDINGS (24-0549-GPA1)

Section 19.16.030(l) of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. **The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,**

The proposed TOC-1 (Transit Oriented Corridor - High) land use designation is compatible with the existing adjacent land use designations.

2. **The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,**

The proposed TOC-1 (Transit Oriented Corridor - High) land use designation would allow for the O (Office) zoning district, which would be compatible with the adjacent properties and similar uses to the east, west, and south.

3. **There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and**

There is adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment. The Charleston Boulevard corridor is identified as an area with high potential for transit-oriented development and development for high capacity transit in the future.

4. **The proposed amendment conforms to other applicable adopted plans and policies.**

The proposed amendment conforms to the General Plan and other applicable policies.

FINDINGS (24-0549-ZON1)

In order to approve a Rezoning application, pursuant to Title 19.16.090(L), the Planning Commission or City Council must affirm the following:

1. **The proposal conforms to the General Plan.**

The proposed Rezoning to O (Office) would conform to the TOC-1 (Transit Oriented Corridor) General Plan designation if approved.

2. **The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.**

The proposed O (Office) would allow for the proposed medical office development which is compatible with the surrounding land uses. The O (Office) zoning district is designed to provide for the development of office uses, supporting service, and low intensity commercial uses which would be compatible with the surrounding area.

3. **Growth and development factors in the community indicate the need for or appropriateness of the rezoning.**

Growth and development factors in the Charleston area indicate the appropriateness of the Rezoning, as a plan for the Charleston area is being developed as part of the 2050 Master Plan.

4. **Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.**

The proposed access to the subject site will be from Charleston Boulevard, a 100-foot wide Primary Arterial, as designated by the Master Plan of Streets and Highways and Shetland Road, a 60-foot wide local street as designated by Title 13. These streets are adequate in size to meet the requirements of the proposed zoning district.

FINDINGS (24-0549-VAR1)

In accordance with the provisions of Title 19.16.140(B), the Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.16.140(L) states:

"Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to construct medical office development that will not provide adequate parking spaces on-site. Reconfiguring the site design or reducing the building size would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

FINDINGS (24-0549-SDR1)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

The proposed development is not compatible with the surrounding development in the area as evidenced by the requested Variance to address insufficient parking and the request to deviate from the Designed Commercial Overlay District (CD-O) Development Standards for building height.

2. **The proposed development is consistent with the General Plan, this Title, and other duly-adopted city plans, policies and standards;**

The proposed development has requested a Variance to address insufficient parking, a Waiver of building orientation standards, and to exceed building height limitations set forth in the Designed Commercial Overlay District (CD-O) Development Standards. Staff has determined the proposed development is not consistent with the General Plan, this Title and other duly-adopted city plans, policies and standards.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

Site access will be provided by Charleston Boulevard, a 100-foot wide Primary Arterial, as designated by the Master Plan of Streets and Highways and Shetland Road, a 60-foot wide local street as designated by Title 13. These streets are sufficient in size to accommodate the needs of the proposed use.

4. **Building and landscape materials are appropriate for the area and for the City;**

The proposed medical office building materials are compatible with those used in the surrounding development in the area. Perimeter landscaping consists of drought-tolerant trees and plants that are appropriate for the area and for the City.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

The submitted elevations indicate that the proposed development will not be unsightly, undesirable, or obnoxious in appearance and feature materials and colors that are harmonious and compatible with development in the area.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

If approved, the proposed development will be subject to building permit review and inspection, thereby protecting the public health, safety and general welfare.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
11/15/78	The Board of City Commissioners approved a Rezoning (Z-0097-78) from R-E (Residence Estates) to C-D (Designed Commercial) with the proposed use of offices at 2622 West Charleston Boulevard.
05/28/91	The Planning Commission approved Plot Plan Building Elevation Reviews [Z-0018-68 (15)] and [Z-0018-68 (18)] for an office addition at 2622 and 2628 West Charleston Boulevard. Staff recommended approval.
07/15/15	The City Council approved a Rezoning (ZON-59062) request from R-E (Residence Estates) to O (Office) on 0.41 acres at 2500 West Charleston Boulevard. The Planning Commission recommended approval.
	The City Council approved a Site Development Plan Review (SDR-59063) for a proposed parking facility with a Waiver of perimeter landscape buffer requirements on 0.41 acres at 2500 West Charleston Boulevard. The Planning Commission recommended approval.
10/14/15	The Department of Community Development – Planning Division administratively approved a request for a Minor Amendment (SDR-61338) of an approved Plot Plan Review [Z-0018-68 (15)] to redesign the site circulation at 2622 and 2628 West Charleston Boulevard.

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
06/02/21	The City Council approved a request for a General Plan Amendment (21-0029-GPA1) to adopt the City of Las Vegas 2050 Master Plan and amend the City of Las Vegas General Plan from various categories to TOD-1 (Transit Oriented Development-1), TOD-2 (Transit Oriented Development-2), TOC-1 (Transit Oriented Corridor-1), TOC-2 (Transit Oriented Corridor-2), or NMxu (Neighborhood Center Mixed Use) within the City of Las Vegas.
04/09/24	The Planning Commission approved a Variance (24-0094-VAR1) to allow 27 parking spaces where 32 parking spaces are required for a parking impaired development.
	The Planning Commission approved a Variance (24-0094-VAR2) to allow a 34 percent lot coverage where 30 percent is the maximum allowed.
	The Planning Commission approved a Site Development Plan Review (24-0094-SDR1) for a Major Amendment to approved Plot Plan Reviews [Z-0018-68 (15) and (18)] for the proposed addition of a 408 square-foot modular building to an existing 11,386 square-foot medical office/clinic development.
01/14/25	<p>The Planning Commission voted (6-0) to HOLD IN ABEYANCE the following Land Use Entitlement project requests on 1.21 acres at the northeast corner of Charleston Boulevard and Shetland Road (APNs 139-32-802-027 through 029), Ward 1 (Knudsen).</p> <p>24-0549-GPA1 - GENERAL PLAN AMENDMENT - FROM: O (OFFICE) TO: TOC-1 (TRANSIT ORIENTED CORRIDOR - HIGH) (APN 139-32-802-029)</p> <p>24-0549-ZON1 - REZONING - FROM: C-D (DESIGNED COMMERCIAL) TO: O (OFFICE) (APNs 139-32-802-027 and 139-32-802-028)</p> <p>24-0549-VAR1 - VARIANCE - TO ALLOW 71 PARKING SPACES WHERE 74 SPACES ARE REQUIRED</p> <p>24-0549-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TWO-STORY, 18,600 SQUARE-FOOT MEDICAL OFFICE DEVELOPMENT WITH WAIVERS OF BUILDING ORIENTATION STANDARDS AND PERIMETER LANDSCAPE BUFFER REQUIREMENTS</p>

<i>Most Recent Change of Ownership</i>	
07/24/23	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
06/14/12	A business license (C55-00451) was issued for a medical imaging clinic at 2628 West Charleston Boulevard. The license is active and set to renew on 12/01/24.
10/04/18	A business license (G66-06704) was issued for an urgent care facility at 2628 West Charleston Boulevard. The license was deemed inactive as of 05/19/22.
06/26/24	A building permit (#C24-01841) was issued for the demolition of three buildings at 2500 West Charleston Boulevard. The permit was finalized on 07/30/24.

<i>Pre-Application Meeting</i>	
10/14/24	A pre-application meeting was held with the applicant.

***Please see Neighborhood Meeting table on following page...**

Neighborhood Meeting	
12/18/24	<p>Neighborhood Meeting held on Wednesday, December 18th at 5:30 PM at 2800 West Sahara Avenue, 6D Building #6, Las Vegas, Nevada 89102.</p> <p>Meeting Start Time: 5:30 PM Meeting End Time: 6:15 PM</p> <p>Attendance: 6 Applicant Representatives 1 Department of Community Development Staff Member 3 Representatives from Ward 1 1 Member of the Public</p> <p>The meeting was opened with a representative giving an overview of the project and showing plans of the proposed development. The meeting was opened for comments/questions.</p> <p>Concerns/comments:</p> <ul style="list-style-type: none"> - Comments about current vagrant activity and crime in the area. - Questions about the Variance for parking requested as a main concern for this project is parking availability. - Comments about current development being under-parked which causes vehicles to be parked along Shetland Road. - Comments about the expected number of businesses in the proposed development. The applicant indicated four or five anticipated businesses. - Questions about the building footprint and setbacks to the residence located to the north of the property. The applicant explained the development meets residential adjacency requirements. - Questions about the height of the wall/fence along the north property line. An eight-foot tall wall is preferred for security reasons. The applicant indicated a wall is not proposed at this time. - Comments about changing the proposed tree species in the landscape buffer area. - Questions about the types of business tenants for the building. The applicant commented there is medical office space and general office space. There will be no clinic, and hours of operation will be standard business hours. - Discussion about the project timeline and plan for construction. The applicant explained that the current medical office building would remain while construction begins for this proposed development. Parking may be an issue while the development is under construction. <p>Overall, comments made by the public member in attendance were in support of the development, but identified parking as a primary concern.</p>

Staff Report Page Twelve

March 11, 2025 - Planning Commission Meeting

Field Check	
12/03/24	Staff conducted a routine field check and observed an existing medical office building and an undeveloped property adjacent to the development.

Details of Application Request	
Site Area	
Gross Acres	1.21

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Office, Medical or Dental	TOC-1 (Transit Oriented Corridor - High)	C-D (Designed Commercial)
		O (Office)	O (Office)
North	Residential, Single Family Detached	DR (Desert Rural Density Residential)	R-E (Residence Estates)
South	Office, Other than Listed	TOC-1 (Transit Oriented Corridor - High)	CD (Designed Commercial)
East	Convalescent Care Facility/ Nursing Home	O (Office)	O (Office)
West	Convalescent Care Facility/ Nursing Home	TOC-1 (Transit Oriented Corridor - High)	R-E (Residence Estates)

Master and Neighborhood Plan Areas	Compliance
Las Vegas 2050 Master Plan Area: Charleston	Y
Special Area and Overlay Districts	Compliance
A-O (Airport Overlay) District – 175 Feet	Y
CD-O (Designed Commercial Overlay) District	Y
RP-O (Rural Preservation Overlay) District	Y
Other Plans or Special Requirements	Compliance
Trails	N/A
Las Vegas Redevelopment Plan Area - Area 2	Y
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.060 and 19.10.090, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Width	100 Feet	178 Feet	Y
Min. Setbacks			
• Front	25 Feet	93 Feet	Y
• Side	10 Feet	77 Feet	Y
• Corner	15 Feet	20 Feet	Y
• Rear	15 Feet	59 Feet	Y
Max. Lot Coverage	30%	19%	Y
Max. Building Height	1 Story/20 Feet	2 Stories/ 35 Feet	N*
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

*The applicant is requesting the proposed building height to exceed one story or 20 feet for parcels that front Charleston Boulevard between Rancho Drive and Valley View Boulevard per Title 19.10.090.B.

Residential Adjacency Standards	Required/Allowed	Provided	Compliance
3:1 proximity slope	105 Feet	105 Feet	Y
Trash Enclosure	50 Feet	57 Feet	Y

Existing Zoning	Permitted Density	Units Allowed
C-D (Designed Commercial)	N/A	N/A
Proposed Zoning	Permitted Density	Units Allowed
O (Office)	N/A	N/A
Existing General Plan	Permitted Density	Units Allowed
O (Office)	N/A	N/A
Proposed General Plan	Permitted Density	Units Allowed
TOC-1 (Transit Oriented Corridor - High)	< 40 du/acre	48

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	15 Trees	21 Trees	Y
• South	1 Tree / 20 Linear Feet	11 Trees	14 Trees	Y
• East	1 Tree / 20 Linear Feet	9 Trees	12 Trees	Y
• West	1 Tree / 20 Linear Feet	5 Trees	6 Trees	Y
TOTAL PERIMETER TREES		40 Trees	53 Trees	Y
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	17 Trees	16 Trees	N*
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	8 Feet		8 Feet	Y
• South	15 Feet		14 Feet	N*
• East	8 Feet		8 Feet	Y
• West	15 Feet		15 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		Not Indicated	By Condition

*A Waiver is requested to allow a reduced perimeter landscape buffer width.

*An Exception is requested to allow a reduction in parking area trees.

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Charleston Boulevard	Primary Arterial	Master Plan of Streets and Highways Map	100	Y
Shetland Road	Local Street	Title 13	60	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Office, Medical or Dental	5,000 SF	1 per 200 GFA up to 2,000 SF plus 1 per 175 SF	28 (27.14)				
Office, Other than Listed	13,600 SF	1 per 300 SF	46 (45.33)				
TOTAL SPACES REQUIRED			74				
Regular and Handicap Spaces Required			71	3	67	4	N*
Percent Deviation			4%				

*A Variance is requested to allow a reduction in parking spaces required.

Waivers		
Requirement	Request	Staff Recommendation
Buildings on corner lots should be oriented to the corner and to the street fronts, and should make a strong tie to the building lines of each street unless the applicant can demonstrate by substantial and convincing evidence that to do so would be infeasible. Parking and curb cuts shall be located away from corners.	To allow the proposed building to not be oriented to the corner and to the street fronts.	Denial
Provide a 15-foot wide perimeter landscape buffer on the south property line.	To allow a 14-foot wide landscape buffer on a portion of the south property line.	Denial

<i>Exceptions</i>		
<i>Requirement</i>	<i>Request</i>	<i>Staff Recommendation</i>
Provide 17 parking area trees.	To allow 16 parking area trees.	Denial