



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: JANUARY 14, 2025

DEPARTMENT: COMMUNITY DEVELOPMENT

ITEM DESCRIPTION: APPLICANT/OWNER: OMNINET 3300 SAHARA, LLC

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

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0569-TMP1	Staff recommends APPROVAL, subject to conditions:	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

N/A

NOTICES MAILED

N/A

PROTESTS

0

APPROVALS

0

**** CONDITIONS ****

24-0569-TMP1 CONDITIONS

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.
2. The Final Map shall contain a note granting perpetual common access and parking across the entire subdivision.
3. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

4. Per Title 19.16.060.W.1, provide a note on the Final Map that states "All parcels created through this map shall have perpetual unobstructed access to all driveways servicing the overall subdivision unless incompatible uses can be demonstrated to the satisfaction of the City Engineer."
5. Per Title 19.16.060.W.2, sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate note shall appear on the face of the Tentative Map and recorded Final Map.
 - a) A public sewer, with a minimum pipe diameter of eight inches, located within dedicated public sewer easement which are a minimum of twenty feet wide.
 - b) On-site sewers area a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
 - c) On-site sewers are common element privately owned and maintained per the joint Use Agreement of this commercial subdivision.
6. Per Title 19.16.060.W.3, provide a note on the Final Map that states "all subdivided parcels comprising this Subdivision shall provide perpetual inter-site common drainage rights across all existing and future parcel limits."

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7. 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.
8. As per Unified Development Code (UDC) 19.16.060.G, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method in accordance with UDC sections 19.02.130.
9. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

Fire & Rescue

10. 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.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Tentative Map request for a one-lot commercial subdivision on 9.42 acres at the northwest corner of Sahara Avenue and Spanish Oaks Drive.

ISSUES

- The subject site is developed with existing office buildings and parking lot known as the Nevada State Business Center.
- No perimeter or retaining walls are depicted or proposed.

ANALYSIS

The subject site is comprised of two parcels and is currently developed with office buildings. The site is zoned C-1 (Limited Commercial) with a NMX-U (Neighborhood Mixed Use Center) General Plan designation and is subject to Title 19 development standards.

Vehicular access will remain off of Sahara Avenue on the south perimeter of the site, Spanish Oaks Drive on the east perimeter, and El Camino Avenue on the north perimeter. Site circulation is logical throughout the site and will be unaffected by mapping. Parking and access is intended to be allowed across each lot separately, which comprise the subject site. A condition of approval will require that common perpetual access and parking will be granted across the entire proposed commercial subdivision.

No perimeter or retaining walls are shown along the north, south, east and west property lines. Since the site is surrounded by existing improvements and rights-of-way, no new walls are expected. The map meets and complies with the Title 19 and NRS 278 requirements for a Tentative Map; therefore, staff recommends approval with conditions.

FINDINGS (24-0569-TMP1)

All Title 19 zoning and NRS 278 and technical requirements regarding tentative maps are satisfied. Therefore, staff recommends approval of the subject tentative map with conditions.

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BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
05/03/78	The Board of City Commissioners approved a Plot Plan Review (Z-006-73) generally located at the northwest corner of Sahara Avenue and Spanish Oaks Drive.
08/03/16	The City Council approved the Site Development Plan Review (SDR-64484) for a proposed parking lot expansion and reconfiguration with waivers of the perimeter landscape buffer to allow 10 feet to the south and five feet to the east where 15 feet is required at the northwest corner of Spanish Oaks Drive and Sahara Avenue. The Planning Commission denied the request.
07/10/18	The Planning Commission approved a Major Amendment (SDR-73533) to approved Site Development Plan Review (SDR-64484) to allow a four-foot wide landscape buffer along a portion of the south property line where 15 feet is required on 9.42 acres at the northwest corner of Sahara Avenue and Spanish Oaks Drive.

<i>Most Recent Change of Ownership</i>	
10/24/14	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
03/19/18	A building permit (#C17-02458) was issued for tenant improvements at 3360 West Sahara Avenue, Suite #110. The permit was finalized 09/19/18.
09/18/18	A building permit (#C18-04008) was issued for tenant improvements at 3320 West Sahara Avenue, Suite #200. The permit was finalized 11/16/18.
02/26/20	A building permit (#C20-00281) was issued for tenant improvements at 3320 West Sahara Avenue, Suite #300. The permit was finalized 04/06/20.
03/18/20	A building permit (#C20-00606) was issued for tenant improvements at 3320 West Sahara Avenue, Suite #100. The permit was finalized 05/14/20.

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Related Building Permits/Business Licenses	
03/18/20	A building permit (#C20-01235) was issued for tenant improvements at 3320 West Sahara Avenue, Suite #220. The permit was finalized 05/21/20.
03/18/20	A building permit (#C20-01236) was issued for tenant improvements at 3320 West Sahara Avenue, Suite #380. The permit was finalized 05/18/20.
12/27/23	A building permit (#C22-04755) was issued for tenant improvements at 3340 West Sahara Avenue. The permit was finalized 03/31/23.

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

Neighborhood Meeting	
A neighborhood meeting was not required, nor was one held.	

Field Check	
12/03/24	Staff conducted a routine field check and observed an existing business center development. No issues were noted.

Details of Application Request	
Site Area	
Gross Acres	9.42

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Office, Other than Listed	NMX-U (Neighborhood Mixed Use Center)	C-1 (Limited Commercial)
North	Residential, Single Family, Detached	L (Low Density Residential)	R-PD6 (Residential Planned Development 6 Units per Acre)
South	Shopping Center	NMX-U (Neighborhood Mixed Use Center)	C-1 (Limited Commercial)
	Restaurant		
	Office, Other than Listed		

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<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.12</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
East	Residential, Single Family, Detached	L (Low Density Residential)	R-PD6 (Residential Planned Development 6 Units per Acre)
	Office, Other than Listed	TOC-2 (Transit Oriented Corridor - Low)	C-1 (Limited Commercial)
	Church/House of Worship		
West	Financial Institution, General	NMU-U (Neighborhood Mixed Use Center)	C-1 (Limited Commercial)
	General Retail Store, Other Than Listed		

<i>Master and Neighborhood Plan Areas</i>	<i>Compliance</i>
Las Vegas 2050 Master Plan Area: Charleston	Y
<i>Special Area and Overlay Districts</i>	<i>Compliance</i>
A-O (Airport Overlay) District (200 Feet)	Y
<i>Other Plans or Special Requirements</i>	<i>Compliance</i>
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

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Actual Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Sahara Avenue	Primary Arterial	Master Plan of Streets and Highways Map	100	Y
Spanish Oaks Drive	Local Street	Title 13	60	Y
El Camino Avenue	Local Street	Title 13	60	Y