

April 28, 2022

Re: 22-0229
Buffalo Oakey Office
1720 S Buffalo Dr.
Parcel # 163-03-201-007

Department of Planning
495 S Main St.
Las Vegas, NV 89101

Dear Mr. Stewart,

I am submitting for a General Plan Amendment, Rezone, Variance for Residential Adjacency Setback, and a Site Development Plan Review for a Professional Office building to be located at the northeast corner of the intersection of Buffalo and Oakey on parcel number 163-03-201-007.

The parcel has not been previously developed and is at the busy intersection of Buffalo Drive and Oakey Boulevard. To the south of our proposed development, across Oakey is the Real Racquet Academy Padel Club. To the west of our proposed development is the Las Vegas All American Park. There is an existing residence directly to the north and an undeveloped residential property directly to the east.

Due to the high-speed/high-volume traffic along Buffalo, we feel that a residential development would be undesirable, and we believe that our proposed use of Professional Office would create a low-traffic buffer for the existing neighborhood to the east of our parcel. Our intent is to develop this parcel as the permanent home for our architecture Firm, IZ design studio.

General Plan Amendment

The existing parcel is designated as DR – Desert Rural in the General Plan. We are requesting an amendment to O – Office. Our proposed development would be a lower intensity than the existing Padel Club across the street to the south and the existing park to the west. The development will also provide a good visual and acoustic buffer for neighboring properties to Buffalo and the outdoor activities to the west and south. As a professional office, all on site business activities would be contained within the building. Additionally, we feel the working hours, generally contained between the hours of 7am until 6pm, would work well with the residential adjacencies.

Rezone

The existing parcel is zoned R-E Residence Estates. We are requesting a rezone to P-O for professional office.

“The P-O District is intended to allow for office uses in an area which is predominantly residential but because of traffic and other factors is no longer suitable for the continuation of low density residential uses. This district is designed to be a transitional zone to allow low intensity administrative and professional offices.” The quote is directly from the current Unified Development Code, 19.08.050. This zone and use is exactly what we are proposing and we are hoping to partner with the City and the Neighborhood to follow the letter and intent of the code.

Variance

We are requesting a variance for the residential adjacency setback proximity slope requirements. Due to the narrow site, the proximity slope requirement would not allow for suitable development of the site and as such, we are requesting the variance.

Site Development Plan Review

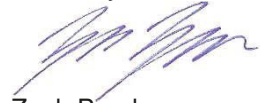
We are requesting a Site Development Plan Review for the proposed development. We look forward to working with City Planning throughout this process.

We are excited about the opportunity to improve the area and build a new home for our growing business. We have been contributing citizens of Las Vegas since 2003 and have had IZ design studio since 2010. We have lived in the neighborhood, approximately ½ mile away from the site, since 2004. We look forward to meeting with the neighbors and continuing to be an integral member of this great neighborhood and city.

If you need any additional information or should have any questions regarding this submittal, please do not hesitate to contact me directly on my cell phone, (702) 327-1754.

Thank you for your consideration,

Sincerely,



Zach Broyles
Principal, IZ design studio