

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-25-0857-ISABELLE INVESTMENTS, LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce parking lot landscaping; **2)** reduce buffering and screening; **3)** modify residential adjacency standards; and **4)** allow modified driveway geometrics.

**DESIGN REVIEW** for a proposed shopping center on 2.89 acres in a CG (Commercial General) Zone.

Generally located south of Pioneer Avenue and east of Decatur Boulevard within Paradise. JJ/rr/kh (For possible action)

RELATED INFORMATION:

**APN:**

162-18-110-028 through 162-18-110-034

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the required landscape islands where 1 landscape island shall be provided every 6 parking spaces per Section 30.04.01D.
2.
  - a. Reduce the width of a portion of a landscape buffer to 5 feet where 15 feet is required per Section 30.04.02C (a 67% reduction).
  - b. Reduce a portion of a landscape buffer to a single row of evergreen trees where a double row of evergreen trees planted off set from one another is required per Section 30.04.02C.
3.
  - a. Reduce the loading space setback to 27 feet where 50 feet is required per Section 30.04.06N (a 46% reduction).
  - b. Reduce a landscape buffer for a loading space along the south property line to a single row of evergreen trees where a double row of evergreen trees planted off set from one another is required per Section 30.04.06N and Section 30.04.02C.
4.
  - a. Reduce the departure distance along Pioneer Avenue to 65 feet, 10 inches where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08 (a 65% reduction).
  - b. Reduce the driveway throat depth to 71 feet, 5 inches along Decatur Boulevard where 75 feet is required per Uniform Standard Drawing 222.1 (a 5% reduction).
  - c. Reduce the driveway throat depth to 6 feet, 6 inches along Pioneer Avenue where 75 feet is required per Uniform Standard Drawing 222.1 (a 91% reduction).

**PROPOSED LAND USE PLAN:**

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

## **BACKGROUND:**

### **Project Description**

#### General Summary

- Site Address: 3412, 3430, & 3448 S. Decatur Boulevard & 3411 & 3447 Frontier Street
- Site Acreage: 2.89
- Project Type: Shopping center
- Number of Stories: 2
- Building Height (feet): Up to 45 feet, 8 inches
- Square Feet: 23,620 (Proposed Building A.1)/5,260 (Proposed Building A.2)/22,540 (Proposed Building A.3)/ 51,420 (total)
- Parking Required/Provided: 146/193
- Sustainability Required/Provided: 7/7

#### Site Plan

The plan depicts a 2.89 acre site located on the southeast corner of Decatur Boulevard and Pioneer Avenue. Three, 2 story buildings are proposed for a new shopping center located in the center of the site. Building A.1 is the northernmost building, Building A.2 is located in the center of the 2 buildings, and Building A.3 is the southernmost building. The buildings are connected by covered lower-level walkways and upper level pedestrian bridges and walkways. The buildings are located 127 feet from the front (west) property line along Decatur Boulevard. The parking garage is located east of the proposed shopping center buildings. The plans show that the garage is located 10 feet, 7 inches from the side street (north) property line along Pioneer Avenue, 15 feet, 1 inch from the side (south) property line, and 10 feet, 8 inches from the rear (east) property line along Frontier Street.

The site is proposed to be accessed from a 36 foot wide commercial driveway along Decatur Boulevard to the west and a 35 foot wide commercial driveway along Pioneer Avenue to the north. Surface parking areas are provided in front of the buildings along Decatur Boulevard on each side of the driveway entrance. The entrances to the 2 level parking garage are provided by way of 2 drive aisles located along the south side of Building A.3. The parking garage exits are located along the north side of Building A.1. The first level of the parking garage includes 8 accessible parking spaces including 1 EV installed accessible space. A total of 5 EV installed and 15 EV capable spaces are provided within the ground level of the parking garage. While the total number of parking spaces provided is 193 where 146 spaces are required, the parking garage includes 129 spaces, thus avoiding a maximum parking overage.

Two loading spaces are provided north of Building A.1 and south of Building A.3. The loading space south of Building A.3 is less than 50 feet from a residential parcel to the south and is the subject of a waiver request for residential adjacency standards. Bicycle parking is provided on the north and south sides of Building A.2. Pedestrian circulation is provided throughout the site extending from the public sidewalks to the interior walkways around the buildings and into the parking garage. This includes the use of pedestrian crosswalks with stained concrete at 3 driveway locations. Two trash enclosures with painted CMU walls and open lattice roofs are provided to the north and south of the Decatur Boulevard driveway entrance. An 8 foot tall decorative screen wall is proposed along the length of the south property line to buffer the adjacent single-family residence located on APN 162-18-110-035.

### Landscaping

Street landscaping is proposed along Decatur Boulevard, Pioneer Avenue, and Frontier Street consisting of two, 5 foot wide landscape strips on each side of a 5 foot wide detached sidewalk. Within the landscape strips are proposed a total of 36 large Mexican Ebony trees spaced apart 30 feet on center along with 6 species of 5 gallon shrubs. The trees are mostly located within the interior landscape strips behind the detached sidewalk along Decatur Boulevard and Pioneer Avenue due to the presence of the sight visibility zones. No plant materials over 24 inches will be planted within the sight visibility zones.

Landscaping for the surface parking areas includes landscape islands every 6 spaces, except for the parking rows located adjacent to the northern, western, and southern property lines which are missing a total of 5 islands. This is the subject of a waiver request. An alternative landscape plan is provided for the parking lot landscaping which consists of 20 medium Thornless Hybrid Palo Verde trees as well as 11 large Mexican Ebony street trees located along Decatur Boulevard and a portion of Pioneer Avenue are adjacent to the parking spaces and will provide shading.

Along the south side of the property a landscape buffer is provided where the site abuts 1 single-family residential parcel. The buffer is 15 feet wide and includes 2 alternating rows of large evergreen Shoestring Acacia trees planted 20 feet apart on center in each row and off set, except for the westernmost portion. There the buffer width is reduced to 5 feet for a length of approximately 30 linear feet and the trees are reduced to a single row on the west side of the site due to the location of a driveway drive aisle south of the loading zone. This is the subject of waiver requests.

### Elevations

The plans indicate the maximum height of the buildings is 45 feet, 8 inches while the maximum height of the parking garage to the top of the parapets above the stairwells is 30 feet. The building materials consist of painted stucco finishes with reveals, metal sunscreens, and aluminum storefront windows with a significant amount of glass. Metal awnings and 3 foot overhangs are depicted over all windows which extend out from the faces of the building. The building roofs are depicted as an inverted curve with the lowest point in the center of the building and the highest points towards the sides.

### Floor Plans

The plans indicate that all buildings are intended for retail and restaurant use. Each building is indicated to be a shell with no floor plan details. Building A.1 is 23,620 square feet, Building A.2 is 5,620 square feet, and Building A.3 is 22,540 square feet. Building A.1 will have 11,810 square feet on each floor, Building A.2 will have 2,630 square feet on each floor, and Building A.3 will have 11,270 square feet on each floor. The covered walkway on the lower level is 9,144 square feet. The upper level of the buildings will be accessible from the ground level via a stairwell adjacent to the east side of Building A.2 and from elevators located on the south side of Building A.1. The upper level will have pedestrian bridge and walkway with glass guardrails, while the area below is a covered walkway. A 44,284 square foot parking garage with 2 levels is located to the east of the buildings. Access to the parking garage is a walkway on the lower level between Buildings A.1 and A.3. Stairwells are provided at the northeast and southeast corners of the garage to provide access to the upper parking level. Each building has 2 entrances for a total

of 6 entrances. Buildings A.1 and A.3 have one entrance facing Decatur Boulevard, while the other entrances on each building as well as both entrances for Building A.2 face internally into the site.

Applicant’s Justification

The proposed design of the development is intended is to harmoniously blend with the existing developments in the surrounding area. A design review is requested as some building entrances do not face the front street (Decatur Boulevard). In order to better achieve the intended design of a glass box, there are no entrances located along the front of the buildings facing Decatur Boulevard. Waivers to reduce landscape islands to be installed at every 16 spaces, reduce a portion of the landscape buffer, allow a loading space to be 27 feet 1 inch from a property subject to residential adjacency, reduce the departure distance for a driveway on Pioneer Street, and reduce throat depths for both driveways are also requested. All landscaping will be low maintenance, low water, and comply with the SNRPC plant list. Trash enclosures will have open lattice roofs, painted CMU walls to complement buildings, and will be partially screened by landscaping.

**Prior Land Use Requests (APN 162-18-110-028 and 162-18-110-029 only)**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-0895-03	Outside storage in conjunction with an equipment rental business - expired	Approved by PC	July 2003

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Public Use & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Place of worship & single-family residential
South	Corridor Mixed-Use & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG & RS20	Retail center & single-family residence
East	Mid-Intensity Suburban Neighborhood (up to 8 du/c)	RS20	Single-family residential
West	Neighborhood Commercial & Corridor Mixed-Use	CG	Retail, mini-warehouse, vehicle sales & repair

**Related Applications**

<b>Application Number</b>	<b>Request</b>
PA-25-700054	A plan amendment redesignating portions of the site from Urban Neighborhood, Compact Neighborhood and Mid-Intensity Suburban Neighborhood to Corridor Mixed-Use is a companion item on this agenda.
ZC-25-0855	A zone change to reclassify a portion of the site from RS20 to CG zoning is a companion item on this agenda.
VS-25-0856	A vacation and abandonment of right-of-way is a companion item on this agenda.

## **STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

### **Analysis**

#### **Comprehensive Planning**

##### Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

##### Waiver of Development Standards #1

A waiver is requested to reduce the number of required landscape islands for the parking rows located adjacent to the northern, western, and southern property lines where there are more than 6 parking spaces in a row without an intervening island. There is a total of 5 landscape islands not provided in these areas. However, more than the required number of trees and amount of shading is provided for these parking spaces due to the presence of 11 large street trees along Pioneer Avenue and Decatur Boulevard within 20 feet of the spaces within the rows. As a result, a fee-in-lieu will not be required. Therefore, staff can support this request.

##### Waivers of Development Standards #2 & #3

The intent of landscape buffering and screening is to mitigate any potential negative impacts between differing adjacent uses and zoning districts including ancillary uses such as loading spaces. Furthermore, buffering and screening assist in reducing the impacts of higher intensity land uses and activities on neighboring properties, and mitigating stormwater runoff. In this case, roughly the western 30 linear feet of the landscape buffer adjacent to the existing single-family residence to the south is reduced in width to a minimum of 5 feet and one large evergreen Shoestring Acacia tree in the northern tree row is not provided. This is due to the proposed location of a one-way drive aisle. This situation is partially mitigated by 3 medium semi-evergreen Thornless Hybrid Palo Verde trees being provided in a landscape island located between the north side of the driveway and the loading space. These additional trees, while not within the landscape buffer, will nonetheless help to buffer the loading space and from the rest of the shopping center from the residential parcel to the south. As a result, staff can support these waivers.

##### Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and other architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The overall design of the buildings incorporates the 4 sided architectural standards as well as horizontal and vertical articulation. Building materials include the use of painted stucco, glass storefronts, perforated metal screens, and metal overhangs. The building facades feature wall reveals, changes in surface colors, and curved roofline variations of over 3 feet. Canopies that are 3 feet in width are provided above the windows. While just 2 of the 6 customer entrances face the street, pedestrian connectivity is still provided between the public sidewalk along all streets to all building entrances with crosswalks and stained concrete across the driveways. Pedestrian access is also provided between the parking garage and the building entrances. Two trash enclosures are provided with CMU walls which will be painted to match the buildings and will be partially screened by landscaping. The building and parking garage design and architectural features are not unsightly or undesirable. Site access and circulation will not impact other properties, including single-family residential areas to the east as there is no direct vehicular access to Frontier Street. The design of the parking areas, including loading areas, as well as the landscaping is generally in accordance with the Code requirements. Based on this information, staff can support the design review.

### **Public Works - Development Review**

#### Waiver of Development Standards #3

Staff has no objection to the reduction in departure distance for the Pioneer Avenue commercial driveway. Pioneer Avenue sees a low volume of traffic due to single-family developments east of the site. Therefore, staff finds that the reduced departure distance should have no negative impacts.

#### Waiver of Development Standards #4

Staff has no objection to the reduction in throat depth for the Decatur Boulevard and Pioneer Avenue commercial driveways. Although the throat depth does not comply with the minimum standard, staff finds that the reduction will still allow vehicles to safely exit the right-of-way to gain access to the site.

### **Department of Aviation**

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

### **Staff Recommendation**

Approval. This item has been forwarded to the Board of County Commissioners for final action.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PLANNING COMMISSION ACTION:** February 3, 2026 – APPROVED – Vote: Unanimous  
**Comprehensive Planning**

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include spandrel at the intersection of Pioneer Avenue and Frontier Street;
- 30 days to coordinate with Public Works - Construction Management Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Residential Streets Pavement Reconstruction #105 improvement project;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Applicant to add paint striping for the commercial driveway on Pioneer Avenue to regulate traffic entering the site.

**Department of Aviation**

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation. The Determination of No Hazard must not be expired.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on

petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

**Fire Prevention Bureau**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0335-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Paradise - approval.

**APPROVALS:** 1 letter

**PROTESTS:** 6 cards, 2 letters

**APPLICANT:** KAYLEE BCHO

**CONTACT:** SCA DESIGN, 2140 E. PEBBLE ROAD, SUITE 140, LAS VEGAS, NV 89123