

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0885-CACTUS BERMUDA INVESTMENTS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce buffering and screening; **2)** modify residential adjacency standards; and **3)** alternative driveway geometrics.

DESIGN REVIEW for a proposed commercial development (retail center) on 1.69 acres in a CG (Commercial General) Zone.

Generally located south of Cactus Avenue and west of Bermuda Road within Enterprise. MN/rg/cv (For possible action)

RELATED INFORMATION:

APN:

177-33-501-005

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the landscape buffer width to 13 feet along the west property line where 15 feet is required per Section 30.04.02C (a 13% reduction).
- b. Reduce the landscape buffer width to 13 feet along the south property line where 15 feet is required per Section 30.04.02C (a 13% reduction).
2. Allow a roll-up door to face a residential district where not permitted per Section 30.04.06N.
3. a. Reduce driveway throat depth along Cactus Avenue to 20 feet where 75 feet is the minimum required per Uniform Standard Drawing 222.1 (a 67% reduction).
- b. Reduce the intersection departure distance along Bermuda Road to 173 feet where 190 feet is the minimum required per Uniform Standard Drawing 222.1 (a 9% reduction).

PROPOSED LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.69
- Project Type: Retail center
- Number of Stories: 1
- Building Height (feet): 21 (Building A)/26 (Buildings B and C)
- Square Feet: 7,381 (Building A)/5,825 (Building B)/3,900 (Building C)
- Parking Required/Provided: 49/50

- Sustainability Required/Provided: 7/7

Site Plan

The proposed retail center is located at the southwest corner of Bermuda Road and Cactus Avenue on a 1.69 acre parcel. The development consists of 3 single-story retail buildings, Buildings A, B, and C, totaling 17,106 square feet.

Building A is located in the west central portion of the site. It is set back 79 feet, 9 inches from Cactus Avenue and 43 feet, 2 inches from the west property line. Building B is positioned at the northeast corner of the site and is set back 14 feet, 6 inches from Bermuda Road and 14 feet, 10 inches from Cactus Avenue. Building C is located along the east property line, south of Building B, and is set back 15 feet, 3 inches from Bermuda Road and 82 feet, 10 inches from the south property line. All setbacks comply with the applicable requirements of Title 30.

Parking is generally located within the interior of the site, providing 50 spaces where 49 spaces are required. Bicycle parking also complies with Title 30, with eight bicycle parking spaces provided where five are required based on a total building area of 17,106 square feet. A loading zone is located on-site adjacent to Building A. Two trash enclosures are provided; one next to Building A and the other south of Building C. Existing 6 foot high CMU walls are located along both the west and south property lines. In accordance with the buffering and screening requirements of Title 30, an 8 foot high decorative CMU wall is proposed along these same boundaries to provide the appropriate screening to the neighboring residential properties.

Pedestrian connectivity is provided throughout the site via internal walkways that link all three buildings and connect them to sidewalks along Bermuda Road and Cactus Avenue. On-site pedestrian walkways and crosswalks feature enhanced paving treatments to define pedestrian routes. The internal walkways utilize a change in paving material and pattern to distinguish pedestrian areas from vehicular circulation. Site access is provided via 2 driveways, one on Bermuda Road and one on Cactus Avenue.

Landscaping

Street landscaping along Bermuda Road and Cactus Avenue includes two, 5 foot landscape strips on both sides of the detached sidewalk, with 1 large tree for every 30 feet of street frontage, except in sight visibility zones where only shrubs are proposed. Parking area landscaping is provided on the site in accordance with Title 30 requirements. Waivers are being requested to allow for the reduction of the landscape buffer widths along the west and south property lines to 13 feet where 15 feet is required. The buffer contains double row of evergreen trees spaced at 1 tree per 20 feet in each row to screen adjacent residential uses, and an 8-foot-high CMU wall is included for screening.

Elevations

The elevations depict all the 3 buildings as single-story. Building A is up to 21 feet tall and features smooth-face CMU in multiple colors including: dark gray, medium gray, orange, white, and red, and combined with stucco finishes and painted steel columns. Buildings B and C are up to 26 feet tall, use stucco with painted finishes accented by stucco cornices and metal awnings that complement aluminum storefront glazing systems. All buildings include glazing for

transparency and pedestrian-scale interest, hollow metal doors for secondary entries. An overhead roll-up door is located on the south elevation of Building A, orienting towards the existing residential subdivision to the south, which is subject of the waiver request.

Floor Plans

The floor plans depict 3 single-story buildings. Building A contains approximately 7,381 square feet, Building B contains approximately 5,825 square feet, and Building C contains approximately 3,900 square feet. The interior of each building consists of open space and is subject to future tenant improvements for retail uses.

Applicant’s Justification

The applicant is proposing a retail center at the southwest corner of Cactus Avenue and Bermuda Road. A landscape buffer and an 8 foot decorative wall are planned along the west and south sides to reduce impacts on adjacent residences. The reduction is necessary because the required 8 foot high CMU wall occupies a portion of the landscape buffer area, limiting the available width or landscaping along these boundaries. The applicant is requesting a design review to allow 2 building entrances to face away from the street because the surrounding area has limited sidewalks, though a pedestrian walkway will still be provided. The applicant is requesting waivers to reduce throat depth and departure distance at the main entrance, allow a roll-up door facing a residential area with screening provided by landscaping and a wall, and slightly reduce the landscape buffer to fit the decorative wall. The applicant believes the project will be a safe and attractive addition to the area, and residents at the neighborhood meeting did not oppose the design.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassified approximately 3,800 parcels of land from R-E to R-E (RNP-I) Zone for APN 177-33-501-005	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CG	Undeveloped
South & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
East	Corridor Mixed-Use	CG	Undeveloped

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
PA-25-700057	A plan amendment from Ranch Estate Neighborhood (RN) to Neighborhood Commercial (NC) is a companion item on this agenda.

Related Applications

Application Number	Request
ZC-25-0883	A zone change from RS20 to CG and remove NPO-RNP is a companion item on this agenda.
VS-25-0884	Vacation and abandonment to vacate patent easements and portion of rights-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

The applicant proposes to reduce the required 15 foot landscape buffer along the west and south property lines to 13 feet to accommodate an 8 foot high decorative wall. While this reduction is minor, the overall landscape area still meets tree and shrub requirements, and the proposed wall provides additional screening for adjacent residential properties. The enhanced buffer and wall mitigate potential visual and noise impacts, ensuring compatibility with surrounding uses.

Staff finds the proposed reductions acceptable from a design standpoint because the 8 foot high decorative wall and enhanced landscaping provide adequate screening. However, approval of this request is contingent upon approval of the companion plan amendment and zone change, which staff does not support. Therefore, staff cannot support this waiver request.

Waiver of Development Standards #2

The applicant requests to allow a roll-up door on the south side of Building A to face a residential district. The door is small and will be used for loading purposes. The impact is minimized by the proposed 8 foot high wall and dense landscaping along the south property line, which provide effective screening and reduce visibility from adjacent homes.

While the waiver itself would not adversely affect adjacent properties, approval of this request is dependent on the companion plan amendment and zone change, which staff does not support. Therefore, staff cannot support this waiver request.

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 proposed retail center at the southwest corner of Bermuda Road and Cactus Avenue has been reviewed for compatibility, architectural design, and site circulation. The project includes three single-story buildings with contemporary design features such as smooth-face CMU, stucco finishes, metal awnings, and aluminum storefront glazing, creating a visually appealing and pedestrian-friendly environment. Landscaping along street frontages and internal walkways enhances the aesthetic quality and provides buffering for adjacent residential properties, supported by an 8 foot CMU wall. Parking and pedestrian connectivity meet Title 30 requirements, and site access via Bermuda Road and Cactus Avenue is designed to maintain safe circulation without negatively impacting adjacent roadways. The tenant entrances for all three buildings are oriented internally toward the site rather than toward Bermuda Road or Cactus Avenue. Section 30.04.05G includes standards related to the orientation and design of customer entrances; however, staff is not concerned with the design since pedestrian walkways connect the internal entrances directly to the public sidewalks along Bermuda Road and Cactus Avenue, ensuring safe and convenient access for customers from the street.

That being said, approval of the design review is contingent upon approval of the companion plan amendment and zone change, which staff does not support. Therefore, staff cannot support the design review request.

Public Works - Development Review

Waiver of Development Standards #3a

Staff has no objection to the reduced throat depth for the driveway on Cactus Avenue. The applicant worked closely with staff to ensure that vehicular access to the site was redesigned to be safer by removing parking spaces near the driveway. However, since Planning is recommending denial of the companion PA and ZC, staff cannot support this waiver.

Waiver of Development Standards #3b

Staff has no objection to the reduction in the departure distance for the Bermuda Drive commercial driveway. The applicant placed the driveway as far south as the site will allow. However, since Planning is recommending denial of the companion PA and ZC, staff cannot support this waiver.

Staff Recommendation

Denial. 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 17, 2026 – APPROVED – Vote: Unanimous

Comprehensive Planning

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- 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;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Bermuda Road improvement project;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County.

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 0353-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval of waivers of development standards #1 and #3; denial of waiver of development standards #2 and the design review (restrict hours of operation to daytime hours 6:00 a.m. to 10:00 p.m.)

APPROVALS: 1 card

PROTESTS: 10 cards, 3 letters

APPLICANT: FARUS FARMANALI

CONTACT: NANCY AMUNDSEN, BROWN, BROWN, & PREMSRIRUT, 520 S. 4TH ST, LAS VEGAS, NV 89101