

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-25-0849-LHMH, LLC:

HOLDOVER DESIGN REVIEW for modifications to a previously approved shopping center on 8.5 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay.

Generally located north of St. Rose Parkway and west of Amigo Street within Enterprise. MN/bb/kh (For possible action)

RELATED INFORMATION:

APN:

177-34-811-004 through 177-34-811-007; 177-34-811-010 through 177-34-811-017

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3556 St. Rose Parkway
- Site Acreage: 8.5
- Project Type: Shopping center
- Number of Stories: 1
- Building Height (feet): Up to 27
- Square Feet: 8,805 (proposed building)/74,050 (overall shopping center)
- Parking Required/Provided: 190/364
- Sustainability Required/Provided: 7/8

History & Site Plan

The shopping center was originally approved in 2015 (ZC-0587-15) with 9 pad sites on 8.4 total acres and updated in 2016 (WS-16-0404) to include 11 pad sites. Buildings were modified in 2017 (DR-0598-17) and 2019 (DR-19-0213) with Building M being a 6,000 square foot retail building. The proposed site plan depicts a new 8,805 square foot retail building to replace the previously approved Building M within the existing shopping center. The new commercial building is proposed to be located in the middle of the existing shopping center, same location as the previous plans indicated for Building M, 15 feet from the north property line (adjacent to an existing single-family residential development). The previous pad design had similar access, parking lot design, landscaping, and internal driveway locations. Existing access is provided to the shopping center from 3 access points at St. Rose Parkway. The internal drive aisles exist throughout the shopping center, with modifications adjacent to the proposed building to include new curbs, landscaping, pedestrian walkways, and utilities. A pedestrian walkway is shown on

the south, west, and east sides of the building with a width up to 7 feet. Bicycle parking is shown on the east side of the building. Four of the existing parking spaces on the east side of the building are being replaced with landscaping, trash enclosures, and utilities. However, the total number of provided parking spaces in the shopping center will not change and remains at the originally approved 364 parking spaces.

Landscaping

New interior landscaping areas are included to satisfy parking lot landscape requirements, including 5 new trees and numerous shrubs. Additional trees will be planted within the 15 foot wide landscape buffer area along the north property line behind the building to match the previously approved plans.

Elevations

The elevations depict a stucco and plaster siding over wood framing on all 4 sides with the primary pedestrian entrance on the south side of the building. The roof of the building has a 3 foot variety in height with a 27 foot maximum height. A 3 foot deep shade awning is provided over the windows on the east, west, and south sides of the building. The south side of the building has 4 pedestrian access doors surrounded by aluminum storefront windows. A stone veneer façade is shown wrapping around the base of the building on the south side, west corner, and east corner. All 4 sides of the building have several paint colors and reveal bands around the building.

Floor Plans

The plans depict a retail use with an open floor plan. Interior finish will be decided at the time of development and permitting.

Applicant’s Justification

The applicant is proposing a new commercial building in an existing shopping center with 364 existing parking spaces and existing access to and from St. Rose Parkway. A missing tree will be replaced in the 15 foot wide landscape buffer strip along the north property line. The proposed building is 8,805 square feet where the previously approved plan was for a 6,000 square foot building. The 2,805 additional square feet will not generate new required parking spaces since the entire shopping center is required to have 190 parking spaces under the current parking standards. The building has an 11 foot interior floor to ceiling height with 4 pedestrian entrances on the south side of the building. A pedestrian crosswalk is shown connecting the pad site to the existing parking on the south side of the building. A new trash enclosure is included east of the building with interior landscaping and 5 required parking lot trees.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-19-0213	Modifications to an approved shopping center with a 6,000 square foot building plan	Approved by BCC	May 2019
DR-0598-17	Modifications to an approved shopping center with a waiver of conditions for WS-0404-16 requiring per revised plans dated July 19, 2016	Approved by BCC	September 2017

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0301-17	Vacated a 60 foot wide drainage easement	Approved by PC	June 2017
WS-0404-16	Waivers of development standards for alternative landscaping, reduced setback for a freestanding sign, increased height for a free standing sign, and an off-site improvement (sidewalk) with a waiver of conditions of a zone change (ZC-0587-15) and design reviews for modifications to an approved shopping center, a comprehensive sign package and lighting	Approved by BCC	July 016
TM-0021-16	Tentative map for a 1 lot commercial subdivision	Approved by PC	April 2016
VS-0690-15	Vacation and abandonment of government patent easements	Approved by PC	December 2015
ZC-0587-15	Zone change from R-E to C-2 zoning for a shopping center subject to a design review as a public hearing for signage and lighting	Approved by BCC	October 2015

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RM18(AE-60)	Single-family residential
South	City of Henderson	CC (AE-60)	Shopping center
East	Corridor Mixed-Use	CG (AE-60)	Undeveloped
West	City of Henderson	RM-10 & RH-24	Single-family residential & high density residential

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

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 others 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 modifications to the project are compatible with the existing and approved buildings on the site and the Master Plan which encourages the completion of commercial developments. The building is proposed on the originally approved pad; therefore, there will be no additional impact

on the adjacent residential uses. Additionally, although the building square footage is proposed to increase compared to the original design, there is ample parking on the site. Staff finds that the new building will be compatible with the existing shopping center. The proposed building has architectural design elements on all sides of the building and is not significantly different from previously approved plans; therefore, the request complies with Master Plan Policy EN-1.1 which encourages neighborhood integrity through compatible development. The architectural treatments on all building sides will eliminate blank building elevations along areas visible to the general public and improve visual quality. Therefore, staff recommends approval of this request.

Staff Recommendation

Approval.

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.

PRELIMINARY STAFF CONDITIONS:

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

- Traffic study and compliance.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

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 #0337-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval.
APPROVALS: 3 cards, 1 letter
PROTESTS: 1 card, 1 letter

COUNTY COMMISSION ACTION: February 4, 2026 – HELD – To 03/04/26 – per the applicant.

COUNTY COMMISSION ACTION: March 4, 2026 – HELD – To 04/08/26 – per the applicant.

APPLICANT: SPR 3556, LLC

CONTACT: RIETZ CONSULTING, 3203 E. WARM SPRINGS ROAD, SUITE 400, LAS VEGAS, NV 89120