

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0223-JAB HOLDING, LLC:

WAIVER OF DEVELOPMENT STANDARDS to increase maximum parking.

DESIGN REVIEW for a proposed retail building on a portion of 0.92 acres in a CG (Commercial General) Zone.

Generally located on the south side of Lake Mead Boulevard, 125 feet east of Christy Lane within Sunrise Manor. MK/md/kh (For possible action)

RELATED INFORMATION:

APN:

140-21-701-003; 140-21-701-004 ptn

WAIVER OF DEVELOPMENT STANDARDS:

Allow 18 parking spaces where 12 spaces are required and 14 parking spaces are permissible per Section 30.04.04D (a 29% increase).

LAND USE PLAN:

SUNRISE MANOR - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.92
- Project Type: Retail building
- Number of Stories: 1
- Building Height (feet): 26
- Square Feet: 4,160
- Parking Required/Provided: 12/18
- Sustainability Required/Provided: 7/7

Site Plans

The plans depict a proposed single-story retail building located along the east property line of APN 140-21-701-004. A proposed half-driveway, vehicle drive aisle, and landscape improvements are proposed on a portion of the adjacent parcel to the west being APN 140-21-701-003. No additional site improvements are proposed on APN 140-21-701-003 with this application request. The proposed retail building features the following setbacks: 1) 48.5 feet from the north property line adjacent to Lake Mead Boulevard; 2) 83 feet from the west property along APN 140-21-701-003; and 3) 15 feet from the south property line adjacent to the

undeveloped property zoned RM18. No setback is proposed or required along the east property line as the adjacent parcel is zoned CG and developed with a single-story retail building. The required trash enclosure is located immediately to the northeast of the retail building. Access to the project site is granted via a shared commercial driveway between APNs 140-21-701-003 and 140-21-701-004 adjacent to Lake Mead Boulevard. Code required cross access is also provided between the 2 parcels. The project site requires 12 parking spaces where 18 parking spaces are provided, necessitating a waiver of development standards to increase the maximum number of spaces permitted for the development. Parking spaces are proposed to the northwest and west of the retail building. A proposed 5 foot wide detached sidewalk will replace the existing attached sidewalk along Lake Mead Boulevard.

Landscaping

The plans depict a proposed street landscape area measuring 15 feet in width adjacent to Lake Mead Boulevard. The street landscape area consists of two, 5 foot wide landscape strips located on opposite sides of the 5 foot wide detached sidewalk. Large trees are planted 30 feet on center with the landscape area, in addition to shrubs and groundcover. A proposed 15 foot wide landscape buffer, with a double row of evergreen trees, is planted along the south property line adjacent to the undeveloped parcel zoned RM18. An 8 foot high decorative block wall is also proposed along the south property line, in addition to the Code required landscape buffer. Parking lot landscaping is equitably distributed throughout the project site.

Elevations

The plans depict a proposed single-story retail building with a varying roof line measuring between 23.5 feet to 26 feet in height. The west elevation, which includes the entrance to the building, oriented towards the interior of the project site. The west elevation consists of an aluminum storefront window system with a decorative metal canopy located above the primary entrance to the building. The north elevation of the building, which is directed towards Lake Mead Boulevard, also features an aluminum storefront window system. All 4 sides of retail building consist of a stucco exterior with a decorative tile band located 2.5 feet below the roofline. All rooftop mounted equipment will be screened from the right-of-way and public view by parapet walls.

Floor Plans

The plans depict an open shell space measuring 4,160 square feet in area, with the final interior layout to be determined by the future tenants.

Signage

Signage is not a part of this request.

Applicant's Justification

The parking requirements within the Development Code require 1 parking space per 350 square feet for retail uses, which results in 12 parking spaces required for the proposed retail building. In regard to the minimum and maximum parking spaces required for different types of land use, the American Planning Association (APA) has performed an extensive survey and analysis of these requirements for several local and regional jurisdictions throughout the country. Relevant portions of this APA study have been highlighted and are attached to this document. This study

shows that there are many jurisdictions that allow up to a maximum of 1 space per 200 gross square feet of retail space.

Prior Land Use Requests APN 140-21-701-003

Application Number	Request	Action	Date
ZC-19-0189	Reclassified APNs 140-21-701-001 thru 003 to a CG zone for future commercial development	Approved by BCC	May 2019
NZC-0817-08	Reclassified APNs 140-21-701-001 thru 003 to a CG zone for a proposed shopping center - expired	Approved by BCC	December 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	RS3.3 & CG (AE-65)	Undeveloped & commissary
South	Compact Neighborhood (up to 18 du/ac)	RS3.3	Undeveloped
East	Compact Neighborhood (up to 18 du/ac)	CG & RS3.3	Commercial building
West	Neighborhood Commercial	CG	Undeveloped

Related Applications

Application Number	Request
PA-25-700018	A plan amendment to redesignate the site from Compact Neighborhood (CN) to Neighborhood Commercial (NC) is a companion item on this agenda.
ZC-25-0221	A zone change to reclassify the site from RS3.3 to CG is a companion item on this agenda.
VS-25-0222	A vacation and abandonment for a portion of right-of-way being Lake Mead Boulevard 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

Waiver 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.

The intent of limiting non-residential development to a maximum number of parking spaces is to prevent an excessive amount of unnecessary parking spaces and reduce the urban heat island effect created by additional hardscaped areas and pavement. Staff typically does not support requests to increase the maximum number of parking spaces; however, the applicant has provided parking data to justify this request. Staff finds the increase to the number of parking spaces should not have a negative impact on the heat vulnerability index. Furthermore, the increase to the number of parking spaces is marginal and may also be necessary to accommodate additional customers patronizing the future businesses. Therefore, staff recommends approval.

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 proposed development complies with Policy SM-1.3 which supports the revitalization of underutilized commercial corridors and centers in Sunrise Manor over time through compatible infill and redevelopment that provides opportunities for a more diverse mix of uses. Furthermore, the project complies with Policy SM-2.4 which encourages the development and growth of businesses, while maintaining compatibility with surrounding neighborhoods, that provide for the basic needs of Sunrise Manor residents. The design of the retail building features variations in building height contributing to breaking-up the mass of the structure, in addition to contrasting exterior materials. The layout of the site and parking lot is functional, with cross access provided to the future commercial development to the west. Therefore, staff recommends approval of the design review.

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: May 6, 2025 – 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;
- 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 is advised that Nevada Department of Transportation (NDOT) permits may be required.

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 #0113-2025 to obtain your POC exhibit; and that flow contributions exceeding District estimates may require another POC analysis.

TAB/CAC: Sunrise Manor - approval.

APPROVALS: 1 card

PROTESTS: 1 card

APPLICANT: JAB HOLDING, LLC

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