

10/08/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0575-HIGHLAND & STERLING, LLC:

AMENDED WAIVER OF DEVELOPMENT STANDARDS to reduce throat depth (no longer needed).

DESIGN REVIEW for a proposed electric vehicle charging station in conjunction with an existing shopping center on a 0.39 acre portion of 10.45 acres in a CG (Commercial General) Zone.

Generally located east of Maryland Parkway and south of Ford Avenue within Paradise. MN/md/kh (For possible action)

RELATED INFORMATION:

APN:

177-14-410-003; 177-14-410-005 through 177-14-410-007; 177-14-410-009; 177-14-410-014; 177-14-410-015; 177-14-410-018; 177-14-410-020 through 177-14-410-023 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.39 (portion)
- Project Type: Electric vehicle charging station
- Number of Stories: 1 (carport)
- Building Height (feet): 14 (carport)
- Parking Required/Provided: 586/671
- Sustainability Required/Provided: 7/1

Site Plans

The plans depict the expansion of a proposed parking lot to accommodate a new EV charging station on APN 177-14-410-007 which is an undeveloped 0.39 acre pad site along Maryland Parkway that serves an existing shopping center. An existing EV charging station is located immediately adjacent to the proposed expansion. The parking lot expansion consists of 14 electric vehicle charging spaces covered by 2 carports. One carport is located on the west side of the vehicle drive aisle while the second carport is located on the east side of the drive aisle. The proposed carport located along the west side of the parking lot is set back a minimum of 10 feet from Maryland Parkway. Access to the parking lot is granted via an existing driveway located along Maryland Parkway that will be modified to the required commercial driveway standards.

Landscaping

A 5 foot wide detached sidewalk is proposed along the west portion of the parking lot expansion, adjacent to Maryland Parkway. The plans depict a proposed street landscape area, including two, 5 foot wide landscape strips provided on each side of the proposed detached sidewalk on the west side of APN 177-14-410-007 along Maryland Parkway. The street landscape area consists 5 large trees, including shrubs, and groundcover. Seven medium trees are provided within the interior of the parking lot where 4 medium trees are required.

Elevations

The plans depict 2 proposed carport structures measuring up to 14 feet in height. The carports will be constructed with a metal column and roof and painted to match the existing buildings.

Applicant's Justification

The surrounding uses are commercial and are comprised of general retail uses. Therefore, the proposed EV parking lot is compatible with the area.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-23-900450	Electric vehicle charging stations	Approved by ZA	November 2023
UC-0347-07	Drive-thru restaurant	Approved by BCC	May 2007
UC-0274-07	Liquor store - expired	Approved by PC	April 2007
WS-1265-06	Alternative fence adjacent to a residential use	Approved by PC	October 2006
UC-0856-06	Service bar with outside dining - expired	Approved by PC	July 2006
UC-0541-06	Major School	Approved by PC	May 2006
WS-0585-03	Increased freestanding sign height	Approved by BCC	July 2003
ZC-0583-03	Reclassified a portion of the site from C-P to C-1 (now CG) zoning with a design review for the overall office/retail center	Approved by BCC	June 2003
ZC-0964-01	Reclassified a 1.3 acre portion of the site from R-E to C-P zoning	Approved by BCC	October 2001
ZC-2013-99	Reclassified the majority of the site from R-E to C-P and C-1 (now CG) zoning	Approved by BCC	March 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & East	Neighborhood Commercial	CG & CP	Shopping center

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Corridor Mixed-Use	RS3.3	Single-family residential

Related Applications

Application Number	Request
VS-25-0576	A vacation and abandonment of a 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**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 layout of the parking lot expansion is functional, and the overall design is compatible with the existing parking lot and shopping center. Staff finds the addition of the electric vehicle charging stations complies with Policy 3.2.4 of the Master Plan which encourages the expanded use of electric and alternative fuel vehicles and other emerging technologies that support the County's sustainability goals. Therefore, staff recommends approval of this request.

Public Works - Development ReviewWaiver of Development Standards

No longer needed.

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

- 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.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: HIGHLAND & STERLING, LLC

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE #650, LAS VEGAS, NV 89135