

08/18/21 BCC AGENDA SHEET

SHOPPING CENTER
(TITLE 30)

ST. ROSE PKWY/MARYLAND PKWY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-21-400102 (WS-20-0121)-RICHMOND LIMITED PARTNERSHIP:

DESIGN REVIEWS FIRST EXTENSION OF TIME for the following: **1)** shopping center; and **2)** lighting plan on 7.2 acres in a C-2 (General Commercial) (AE-60 & AE-65) Zone.

Generally located between St. Rose Parkway and Levi Avenue, and between Maryland Parkway and Amigo Street within Enterprise. MN/jgh/jo (For possible action)

RELATED INFORMATION:

APN:

177-34-716-001

DESIGN REVIEWS:

1. Reduce commercial shopping center from 3 buildings of 8,100 total square feet to 2 buildings totaling 6,760 square feet (a 17% reduction).
2. Lighting plan.

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL URBAN CENTER (FROM 18 DU/AC TO 32 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 10925 Maryland Parkway
- Site Acreage: 4.4 & 2.7
- Project Type: Shopping center
- Parking Required/Provided: 185/195

Site Plans

The original plans submitted with NZC-18-0283 depicted 5 proposed buildings for the shopping center consisting of 2 in-line retail buildings and 3 pad site buildings. The 2 in-line retail buildings are located on the northern portion of the site abutting the existing single family residential development. Between these buildings is a 4,316 square foot courtyard area for outside dining. The eastern portion of the property includes developed pad sites with a Terrible's gas station and Dotty's entertainment.

The existing approved shopping center plan depicts 3 buildings (A, B, & C) on the western 2.7 acre property along the St. Rose Parkway frontage. The applicant is proposing to revise the plans from 3 buildings to 2 buildings (A & B). Newly proposed Building A includes a double drive-thru for a potential fast food tenant.

All proposed lighting is down shielded and compliant with Code with no fugitive light escaping the site.

Landscaping

Previously approved plans WC-20-400021(NZC-18-0283) show approximately 6 trees are proposed to be eliminated from a 140 foot landscape strip to accommodate a required drainage easement. In the area adjacent to the drainage easement the applicant is proposing to provide landscaping per Figure 30.64-11 which includes a 5 foot wide landscape planter with 24 inch box Evergreens planted 20 feet on center. The applicant will meet the remaining landscape requirements associated with NZC-18-0283 and WS-20-0121 on the rest of the site.

Elevations

The previously approved plans depict existing and proposed buildings within the shopping center are 1 story with a flat roof behind parapet walls. The buildings range in height between 17 feet and 25 feet. The existing fuel canopy consists of a flat painted metal roof at a height of 19 feet 6 inches supported by columns encased in stone veneer. The exterior of the existing and proposed buildings consists of painted cement plaster and includes parapet wall roof elements at various heights with foam cornice treatments. Stone veneer accents are located on the front and sides of the buildings. New elevations depict substantially similar architecture to the approved NZC-18-0283 elevations.

Floor Plans

The previously approved plans depict an existing tavern, convenience store, and vehicle wash have a combined area of 9,026 square feet and no changes are proposed to these buildings with this request. New building pad site A includes a double drive-thru aisle with 4 ordering voice boxes to limit the vehicle queuing time.

Previous Conditions of Approval

Listed below are the approved conditions for WS-20-0121:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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; and that this application must commence within 2 years of approval date or it will expire.

Department of Aviation

- For the portion which lies within the AE-65, incorporate exterior to interior noise level reduction into the building construction as required by Code for use.

- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that more time is needed to complete the project. The applicant continues to make progress on the project and has been issued a building permit (BD19-42477). In addition, the site has been graded and the applicant is working to complete the retail building within the next several months. The applicant is requesting a 2 year extension of time.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-20-0121	Shopping center and lighting	Approved by ZA	March 2020
WC-20-400021 (Nzc-18-0283)	Waived conditions of a zone change to provide an intense landscape buffer	Approved by ZA	March 2020
VS-19-0754	Vacated and abandoned easements	Approved by PC	November 2019
TM-18-500194	Commercial subdivision	Approved by PC	December 2018
Nzc-18-0283	Reclassified 6.2 acres to C-2 zoning with a design review for a shopping center	Approved by BCC	July 2018
UC-0132-16	Convenience store, gasoline station, and vehicle wash	Approved by BCC	May 2016
ZC-0901-14	Reclassified APN 177-34-701-035 to R-3 zoning for senior housing	Approved by BCC	January 2015
UC-1418-06 (ET-0114-11)	Second extension of time to commence a convenience store with gasoline pumps, vehicle wash, and retail shops on a portion of the site - tavern commenced	Withdrawn	May 2012
DR-0313-09	Convenience store with gasoline pumps and car wash - expired	Approved by BCC	July 2009
UC-1418-06 (ET-0291-08)	First extension of time to commence a convenience store, gasoline station, tavern, vehicle wash, and retail shops on a portion of the site	Approved by BCC	December 2008

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1418-06	Reduced the separation between a convenience store with a gasoline station and vehicle wash to a residential use and a design review for a tavern, convenience store, gasoline pumps, vehicle wash, and retail shops on a portion of the site	Approved by BCC	November 2006
ZC-1540-04	Reclassified a portion of the site APN 177-34-715-001 to C-2 zoning for future commercial development and a design review as a public hearing on final plans	Approved by BCC	October 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac) & Residential Urban Center (18 du/ac to 32 du/ac)	R-2 & C-2	Single family residential, convenience store, & undeveloped
South	City of Henderson	DH & IG	Undeveloped
East	City of Henderson	IG & IL	Undeveloped & warehouse
West	Residential Suburban (up to 8 du/ac) & Residential Urban Center (18 to 32 du/ac)	R-3	Single family residential & senior housing

Related Applications

Application Number	Request
ET-21-400096 (NZC-18-0283)	An extension of time for a zone change to C-2 zoning for a shopping center is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval. The applicant has experienced some delays completing the project but continues to make progress. Staff has no objections to 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Current Planning**

- Until July 3, 2023 to commence.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that 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.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTEST:

APPLICANT: RICHMOND, LP

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR., STE 650, LAS VEGAS, NV 89135