

09/03/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0507-NEW CHINATOWN INVESTMENT, LLC:

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

DESIGN REVIEW for a proposed shopping center on 5.0 acres in a CG (Commercial General) Zone.

Generally located north of Wigwam Avenue and west of Rainbow Boulevard within Enterprise. JJ/mh/kh (For possible action)

RELATED INFORMATION:

APN:

176-15-601-010

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the width of a landscape buffer to 9 feet where a minimum of 15 feet is required per Section 30.04.02C (a 40% reduction).
2.
 - a. Reduce the driveway throat depth for a proposed driveway along Camero Avenue to 39 feet where a minimum of 50 feet is required per Section 30.04.08 and Uniform Standard Drawing 222.1 (a 22% reduction).
 - b. Reduce the driveway approach distance to the intersection of Camero Avenue and Rainbow Boulevard to 83 feet where a minimum distance of 150 feet is required per Section 30.04.08 and Uniform Standard Drawing 222.1 (a 45% reduction).
 - c. Reduce the driveway departure distance from the intersection of Wigwam Avenue and Rainbow Boulevard to 136 feet where a minimum distance of 190 feet is required per Section 30.04.08 and Uniform Standard Drawing 222.1 (a 29% reduction).

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Project Type: Shopping center
- Number of Stories: 1
- Building Height (feet): 50 (Building A)/37 (Building B)
- Square Feet: 28,861 (Building A)/11,900 (Building B)

- Parking Required/Provided: 116/133
- Sustainability Required/Provided: 7/7

Site Plans

The plans depict a proposed shopping center accessed via driveways from Camero Avenue to the north, Rainbow Boulevard to the east, and Wigwam Avenue to the south. Waivers of development standards are required for reduced approach distance along Camero Avenue and reduced departure distance along Wigwam Avenue. The shopping center features 2 buildings. Building A is 28,861 square feet and is set back 13 feet from the north property line, 14 feet from the west property line, and 155 feet from the south property line. Building B is 11,900 square feet and is set back 13 feet from the east property line, 12 feet from the south property line, and 80 feet from the west property line. Parking is provided throughout the site, with electric vehicle charging and capable spaces located in the northeast corner of the site. Pedestrian walkways are provided throughout the site and around the perimeters of both buildings, connecting the parking areas to the building entrances. The trash enclosures are located near the east property line. There are 2 loading zones located in the southern portion of the site.

Landscaping

The plans depict detached sidewalks along Camero Avenue, Rainbow Boulevard, and Wigwam Avenue, with code compliant street landscaping along all 3 streets consisting of large trees, shrubs, and groundcover. The parking area features landscape islands and perimeter landscaping, consisting of medium trees and shrubs. While the parking area planters are not provided in all required locations, the overall number of parking area trees meets Title 30 standards. The west side of the site is adjacent to a residential zone, requiring a 15 foot wide landscape buffer with a double row of evergreen trees spaced 20 feet on center and an 8 foot high decorative screen wall. The applicant is proposing an 8 foot high decorative screen wall and a landscape buffer that ranges in width from 15 feet to 33 feet along the southwest portion of the site, featuring shrubs and a double row of large evergreen trees. Along the west and northwest portions of the site, the landscape buffer is reduced to a minimum of 9 feet to accommodate a sidewalk around the perimeter of the building, and features shrubs and a single row of large evergreen trees. The reduction of the landscape buffer for these portions of the site requires a waiver of development standards.

Elevations

Building A is generally 26 feet high, but reaches a maximum height of 50 feet due to varying rooflines and towers. Building B is also generally 26 feet high, but reaches a maximum height of 37 feet due to varying rooflines and a tower. Both buildings feature a variable roofline constructed with metal, aluminum storefront doors and windows, architectural articulations, and metal awnings over the doors and windows. The building facades feature a combination of metal, stone, and stucco, with colors including grey, white, orange, and black.

Floor Plans

Building A and Building B. Building A is 28,861 square feet in total, including 15,500 square feet in retail space and 13,361 square feet in restaurant space. Building B is 11,900 square feet in total, all of which is restaurant space.

Applicant's Justification

The applicant states the required 15 foot wide landscape buffer is provided for a portion of the west property line, but is reduced to 9 feet to accommodate a sidewalk along the west side of Building A. The reduced approach distance for the driveway along Camero Avenue is due to the entrance and configuration of the fire lane, which has been designed to comply with the requirements of the Fire Department. The reduced departure distance for the driveway along Wigwam Avenue is necessary due to the width of the lot, which does not allow the distance requirement to be met. The driveway has been located as far away from the intersection as possible. The reduced driveway throat depth for the driveway along Camero Avenue is necessary to avoid safe traffic flow within the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0233-05	Reclassified from R-E to C-2 zoning for a future commercial development	Approved by BCC	April 2005
MPC-0466-02	Major project for a neighborhood plan for a mixed-use major project comprehensive planned community and identification of related issues to Clark County and affected property owners	Approved by BCC	August 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CG	Undeveloped
South	Corridor Mixed-Use	RS20	Undeveloped
East	Corridor Mixed-Use	CG	Undeveloped
West	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20	Undeveloped

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

Related Applications

Application Number	Request
VS-25-0508	A vacation and abandonment of easements 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

Staff finds that the applicant is providing an 8 foot high decorative screen wall along the entire west property line, which is adjacent to a residential zone, as required by Title 30. The 15 foot wide landscape buffer with a double row of evergreen trees is provided in the southwest portion of the site, buffering the adjacent residential zone from the more intense activities of parking and vehicular circulation. The west and northwest areas of the site feature a 9 foot wide landscape area with a single row of evergreen trees, with these portions being located behind the larger of the 2 proposed buildings. Since there is no vehicular access behind the building, staff finds that the proposed buffering and screening will adequately mitigate the intensity of the commercial uses and activities on-site, minimizing the possibility of adverse impacts on the adjacent residential zone, which is currently undeveloped. For these reasons, staff can support this 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 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.

Staff finds that the site is well designed and compatible with the surrounding area, which features a mix of residential, commercial, and undeveloped properties. The proposed shopping center meets the non-residential design standards of Title 30, while also meeting the sustainability requirements of Title 30. The parking area and pedestrian walkways will facilitate safe vehicle and pedestrian navigation within the site. The proposed development is also consistent with Policy EN-5.3 of the Master Plan, which seeks to limit the conversion of industrial and commercial lands for the purposes of residential development to protect the health and quality of life of residents, limit land use conflicts, reduce impacts from the airport, lessen impacts to airport operations, and to protect the viability of existing and future employers and businesses within Enterprise. For these reasons, staff can support this request.

Public Works - Development Review

Waiver of Development Standards #2a & #2b

Staff has no objection to the reduction in throat depth and approach distance for the Camero Avenue commercial driveway. Although the throat depth and approach distance do not comply with the minimum standards, staff finds the location allows vehicles to safely access the site.

Waiver of Development Standards #2c

Staff has no objection to the reduction in departure distance for the Wigwam Avenue commercial driveway. The applicant placed the driveway as far west as the site will allow.

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**

- 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;
- Right-of-way dedication to include 25 feet to the back of curb for Camero Avenue, 35 feet to the back of curb for Wigwam Avenue, between 55 feet and 60 feet for Rainbow Boulevard, and associated spandrels;
- 30 days to coordinate with Public Works - Construction Management Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Rainbow Boulevard 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;
- 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.

Fire Prevention Bureau

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

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 #0051-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval (2 parking spaces in the northwest in front of Building A to be eliminated).

APPROVALS:

PROTESTS:

APPLICANT: SCA DESIGN

CONTACT: SCA DESIGN, 2525 W. HORIZON RIDGE PARKWAY, SUITE 230,
HENDERSON, NV 89052