

12/17/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0748-WINDMILL CIMMARRON, LLC:

USE PERMIT for a mini-warehouse.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce buffering and screening; **2)** reduce parking; **3)** modify residential adjacency standards; and **4)** alternative driveway geometrics.

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

Generally located south of Windmill Lane and west of Cimarron Road within Enterprise.
JJ/dd/cv (For possible action)

RELATED INFORMATION:

APN:

176-16-101-008

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the width of a landscape buffer to 8.5 feet where a minimum of 15 feet is required per Section 30.04.02C (a 43% reduction).
b. Reduce the required landscape buffer to 1 row of evergreen trees spaced every 20 feet on center where 2 rows are required per Section 30.04.02C.
2. Reduce the number of required parking spaces to 94 spaces where 145 spaces are required per Section 30.04.04D (a 35% reduction).
3. Allow higher-activity areas of development, such as parking and circulation, where higher activities shall not be adjacent to areas subject to Residential Adjacency standards per Section 30.04.06G.
4. Reduce the driveway approach distance along Windmill Lane to 99 feet where 150 feet is required per Uniform Standard Drawing 222.1 (a 34% reduction).

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Project Type: Commercial complex

- Number of Stories: 3 (proposed Mini-warehouse building #1)/3 (proposed Mini-warehouse building #2)/1 (proposed Retail building)/1 (proposed Restaurant - tavern)/1 (proposed Quick Serve Restaurant #1)/1 (proposed Quick Serve Restaurant #2)
- Building Height (feet): 36 (proposed Mini-warehouse building #1)/36 (proposed Mini-warehouse building #2)/30 (proposed Retail building)/30 (proposed Restaurant-tavern)/30 (proposed Quick Serve Restaurant #1)/30 (proposed Quick Serve Restaurant #2)
- Square Feet: 57,000 (proposed Mini-warehouse building #1)/68,100 (proposed Mini-warehouse building #2)/9,600 (proposed Retail building)/5,000 (proposed Restaurant-tavern)/2,800 (proposed Quick Serve Restaurant #1)/2,800 (proposed Quick Serve Restaurant #2)
- Parking Required/Provided: 145/94
- Sustainability Required/Provided: 7/7

Site Plan

The plan depicts a proposed commercial complex (retail, restaurants, and a mini-warehouse) on a 5 acre site with access via 2 driveways; the first driveway is accessible from Cimarron Road to the east and is centrally located on the eastern property line, while the second driveway is centrally located on the northern property line with access from Windmill Lane. A waiver of development standards is required for a reduced approach distance along Windmill Lane.

The proposed commercial complex will feature 6 different buildings. The 2 largest buildings on the site are mini-warehouse buildings #1 and #2, which are located in the southern half of the site, south of the driveway on Cimarron Road. Mini-warehouse building #1 is located in the southeast corner of the site adjacent to Cimarron Road. Mini-warehouse building #2 is located in the southwest portion of the site. The 2 mini-warehouse buildings are separated by a parking area and a 39 foot drive aisle.

The northern half of the site contains the other 4 proposed buildings; the retail building is depicted as being centrally located near the western property line. There are also 2 quick-serve restaurants (QSRs) that are part of the proposed development, each with drive-thru lanes flowing in counter-clockwise directions. QSR #1 is centrally located along the eastern property line, north of the driveway on Cimarron Road, while QSR #2 is located immediately to the north in the northeast corner of the property. Lastly, there is a restaurant located in the northwest corner of the site, west of the driveway on Windmill Lane.

A total of 94 parking spaces are provided throughout the site where 145 are required, thus necessitating a waiver of development standards. Additionally, there is a portion of the parking area less than the required 30 feet from the adjacent to the west property line, a residentially zoned parcel, which necessitates another waiver of development standards. Clusters of electric vehicle charging and electric vehicle-capable spaces are located in various locations in the parking area. Pedestrian walkways are also provided, connecting the parking areas to the building entrances, and there are 5 trash enclosures spread throughout the site. Lastly, there are 2 loading spaces in the northern half of the site and 9 loading spaces in the southern half of the site on the south side mini-warehouse building #2.

Landscaping

The plan depicts detached sidewalks along Cimarron Road and Windmill Lane, with code compliant street landscaping consisting of large trees, shrubs, and groundcover. The parking area features landscape islands and perimeter landscaping, consisting of medium trees and shrubs. A total of 25 trees are required within the interior of the parking lot where 28 trees are provided. An alternative landscape plan is requested as a landscape island is not provided every 6 parking spaces. The west and south sides of the site are adjacent to residential zones, each 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 providing an 8 foot high decorative screen wall along the south and west property lines, however only the south property line features a code-compliant landscape buffer; the landscape buffer along the west property line is only 8 feet wide with a single-row of evergreen trees where 2 rows are required, thus necessitating a waiver of development standards. There is also a 6 foot wide drainage channel that runs the entire length of the west property line on the west side of the 8 foot-high screen wall.

Elevations

The elevations provided for each of the buildings in the shopping center depict them all sharing similar architecture features in order to provide a cohesive design. The architectural features throughout the site include painted stucco, stucco panels, stucco pop-outs, composite cladding, glass storefront windows and doors, metal awnings, and a variable rooflines. Both of the proposed quick-serve restaurants, the proposed retail building, and the proposed tavern are all depicted as being a maximum of 30 feet high, while both mini-warehouse buildings are depicted as being a maximum of 36 feet high.

Floor Plans

The plans provided depict all of the buildings on-site as having no interior rooms or structures specified as of now, as tenants for the buildings have not been specified and will do their own internal tenant improvements.

Both mini-warehouse buildings are depicted as being 3 stories. Each floor of Mini-warehouse building #1 is shown as 19,000 square feet for a total building size of 57,000 square feet. Each floor of Mini-warehouse building #2 is shown as 22,700 square feet for a total building size of 68,100 square feet. The retail building is depicted as being 9,600 square feet with the potential to be divided into a maximum of 8 individual suites, the restaurant is depicted as 10,000 square feet, and both QSRs are depicted as being 2,800 square feet.

Applicant's Justification

The applicant states that while parking does not meet the minimum requirements, two of the buildings on site are quick-serve restaurants where drive-thru orders are expected to comprise the bulk of the business. Additionally, most of the square footage of the shopping center is from the two mini-warehouse buildings that are not expected to generate high levels of traffic. The applicant also states that while they are not meeting the requirement for the 15 foot wide landscape buffer on the west side of the site, there will be a drainage channel that will also help separate the commercial uses from the parcel to the west. Finally the applicant states that the development of this commercial site will attract other new businesses to the area and boost the local economy by generating revenue and offering new employment opportunities.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0600-07	Zone change from R-E to C-1 and a design review for a shopping center - expired	Approved by BCC	July 2007
MPC-0466-02	Major project for a neighborhood plan for a mixed-use planned community	Approved by BCC	August 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	RS3.3	Single-family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
East	Neighborhood Commercial	RS20	Undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped

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

Related Applications

Application Number	Request
VS-25-0749	A vacation and abandonment of patent easements is a companion item on this agenda.
TM-25-500182	A tentative map for a 1 lot commercial subdivision 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.

Waivers of Development Standards #1 & #3

While staff does not normally support reductions in buffering in screening standards, staff finds that in this case the applicant is still providing the required 8 foot high screen wall, as well as an 8 foot wide landscape strip containing a row of large evergreen trees. While this alone would not

normally be sufficient, there is also a 6 foot wide drainage channel that will further separate the commercial uses from the parcel to the west. Additionally, staff notes that the residential site to the west is currently undeveloped with no active land use applications for future projects at this time. Similarly, staff finds that the combined 8 foot wide landscape strip, the 8 foot high screen wall, and the 6 foot wide drainage channel sufficiently mitigates the potential impacts of parking adjacent to any future residential developments. For these reasons, staff can support both of these requests.

Waiver of Development Standards #2

Staff does not normally support reductions in parking, however staff finds that nearly one-third of the required parking spaces on site are for the proposed mini-warehouse use. Mini-warehouses are historically low-intensity uses with minimal parking necessary for operation, and with 2 of the other buildings on site being quick-serve restaurants designed to encourage drive-thru service, staff finds that parking should not be an issue for patrons to the site. 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 other 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 proposed development has proposed 4-sided architecture that will help to make the site cohesive and visually appealing once completed. Additionally, the proposed design meets Title 30 in terms of setbacks, overall site design, sustainability measures, and pedestrian/vehicular connectivity. Staff also notes that the site will feature more landscaping than required by Title 30, which helps to mitigate the heat island effect. For these reasons, staff can support this request.

Public Works - Development Review

Waiver of Development Standards #4

Staff has no objection to the reduction in the approach distance for the Cimarron Road commercial driveway. Although the approach distance does not comply with the minimum standards, staff finds the location allows vehicles to safely access and exit the site.

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;
- Enter into a standard development agreement prior to any permits or subdivision mapping to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public infrastructure services in the area.
- Applicant is advised within 4 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 45 feet to the back of curb for Windmill Lane, 35 feet to the back of curb for Cimarron Road and associated spandrel;
- 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.

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 #0074-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval of waiver of development standards #4; denial of the use permit, waivers of development standards #1 through #3, and the design review.

APPROVALS:

PROTESTS:

APPLICANT: JAKE WASSERKRUG

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