

06/21/23 BCC AGENDA SHEET

THE BOULEVARD PLAZA
(TITLE 30)

MARYLAND PKWY/DESERT INN RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-23-500065-3450 S. MARYLAND PARKWAY, LLC:

TENTATIVE MAP consisting of 1 commercial lot on 17.4 acres in a C-2 (General Commercial) (AE-60) Zone and a C-2 (General Commercial) Zone in the Midtown Maryland Parkway District.

Generally located on the east side of Maryland Parkway and the south side of Desert Inn Road within Paradise. TS/md/syp (For possible action)

RELATED INFORMATION:

APN:

162-14-101-003

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3450 S. Maryland Parkway
- Site Acreage: 17.4
- Project Type: Commercial development

Site Plans

The plans depict an existing 1 lot commercial subdivision consisting of 17.4 acres. Access to the site is granted via the following existing commercial driveways: 1) 3 driveways along Maryland Parkway; 2) 1 driveway along Desert Inn Road; and 3) 1 driveway along Oneida Way. Five foot wide attached sidewalks are located along Maryland Parkway, Desert Inn Road, and Oneida Way.

Landscaping

The plans depict a proposed pedestrian realm measuring 20 feet in width located along Maryland Parkway, behind an existing 5 foot wide attached sidewalk. A 5 foot wide detached sidewalk is located within the pedestrian realm, between a 5 foot and 10 foot wide landscape area consisting of planters with 36 inch box trees and enhanced paving (decorative pavers).

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-21-900276	Mini-warehouse	Approved by ZA	June 2021
UC-20-0016	Major training facility (vocational)	Approved by BCC	March 2020
WS-19-0219	Waived standards for roof and illuminated signage	Approved by PC	May 2019
ADR-18-900481	Exterior building (façade) modified in conjunction with an existing mall	Approved by ZA	August 2018
ADR-0618-17	Addition located along the rear (east) side of the shopping center for the theater	Approved by ZA	June 2017
UC-0899-16	Recreational facility with waivers to allow roof signs, and a design review for a roof sign and façade modified for an existing building	Approved by BCC	February 2017
AR-0102-15	Application review for UC-0679-14 for a recreational facility	Approved by PC	December 2015
ADR-0373-15	Additional building entrance to existing mall building	Approved by ZA	May 2015
UC-0679-14	Recreational facility	Approved by PC	September 2014
ZC-1078-00	Clark County initiated zone boundary amendment from C-C to C-2 zoning	Approved by BCC	September 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2 & H-1	Parking lot & undeveloped
South	Corridor Mixed-Use	C-2	Boulevard Mall
East	Neighborhood Commercial & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	C-P & R-1	Single family residential & offices
West	Corridor Mixed-Use	C-2 & H-1	Commercial development

Related Applications

Application Number	Request
WS-23-0226	A waiver to allow modified driveway design standards (reduce throat depth) in conjunction with design reviews for alternative parking lot landscaping, public art, gasoline station (fuel canopy), convenience store with vehicle (automobile) wash, retail buildings and restaurants with drive-thru, signage, and finished grade 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

Comprehensive Planning

This request meets the tentative map requirements as outlined in Title 30.

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, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- 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; 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 a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- 30 days to coordinate with Regional Transportation Commission (RTC) of Southern Nevada and to dedicate any necessary right-of-way and easements for the Maryland Parkway bus rapid transit (BRT) improvement project.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Comprehensive Planning - Addressing

- No comment.

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 #0192-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: INTERCAPITAL ASSET MANAGEMENT

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