

TAVERN
(TITLE 30)

UPDATE
SILVERADO RANCH BLVD/ARVILLE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-23-400155 (ZC-0339-08)-SCT SILVERADO RANCH & ARVILLE, LLC:

HOLDOVER WAIVER OF CONDITIONS of a zone change requiring cross access and parking easement to the north and east in conjunction with a tavern on 0.8 acres in a C-2 (General Commercial) Zone.

Generally located on the north side of Silverado Ranch Boulevard and the east side of Arville Street within Enterprise. JJ/sd/syp (For possible action)

RELATED INFORMATION:

APN:

177-19-801-020

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.8
- Project Type: Tavern
- Number of Stories: 1
- Building Height (feet): 24
- Square Feet: 4,600
- Parking Required/Provided: 40/47

Site Plan & History

In 2008, the property was rezoned to C-2 (General Commercial) with an application for a future commercial development and in 2019 a 4,600 square foot tavern with on-premises consumption of alcohol and related waivers of development standards was approved. The approved plans depict a tavern building located near the south portion of the property at the corner of Silverado Ranch Boulevard and Arville Street. Set forth in the approved application (ZC-0339-08) was a condition to provide cross access and parking easement to the north and east. A later application, (WS-19-0816) was submitted and approved by the Board for reduced driveway separation and reduced throat depth for a proposed tavern.

The plans depict a tavern building located near the south portion of the property at the corner of Silverado Ranch Boulevard and Arville Street. Access to the site is provided by 1 driveway on Arville Street. Parking for the tavern is located on the northerly portion of the parcel with a future cross access easement provided along the east side of the parcel. The building is set back 35 feet from Silverado Ranch Boulevard and 12 feet 6 inches from Arville Street.

Although the property to the north and east were vacant at the time of the zone change, it was planned for commercial uses. Therefore, the condition was placed on the property to provide cross access to the adjacent property. In 2022, the adjacent properties were approved to be rezoned to Residential Urban Density for a single family residential development (Nzc-22-0381).

Landscaping

The approved plans depict street landscaping consisting of an approximate 15 foot wide landscape area with a detached sidewalk along both Arville Street and Silverado Ranch Boulevard. A 10 foot wide landscape area consisting of trees and groundcover is located along the north and east property lines. Interior to the site, landscaping is distributed throughout the parking lot and around portions of the building footprint. The landscape materials include large trees, shrubs, and groundcover.

The related waiver (WS-23-0709) submitted by the applicant includes an intense landscape buffer along the north and east property lines adjacent to residential uses per Figure 30.64-12 and waivers to eliminate parking lot landscaping and landscape finger islands within the proposed parking lot. The request also includes a waiver to allow an attached sidewalk with 10 feet of landscaping on Silverado Ranch Boulevard and Arville Street.

Previous Conditions of Approval

Listed below are the approved conditions for: ZC-0339-08:

Current Planning

- No resolution of intent and staff to prepare an ordinance to adopt the zoning;
- Design review as a public hearing on all final design plans;
- Cross access and parking easement to the north and east;
- All applicable standard conditions for this application type.

Civil Engineering

- Right-of-way dedication to include flaring transitions on Silverado Ranch Boulevard and Arville Street in accordance with Standard Drawing 201.1;
- Drainage study and compliance;
- Construct full off-site improvements;
- If required by Regional Transportation Commission, dedicate and construct right-of-way for bus-turnout and/or passenger loading/shelter area in accordance with Regional Transportation Commission standards;
- Detached sidewalk will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control which may require a vacation of excess right-of-way or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Applicant’s Justification

In 2022, the adjacent properties were rezoned to a Residential Urban Density zone for the development of single family residential development (NZC-22-0381). Since then the connectivity between the project and a planned residential use no longer applies to the policies and goals of the Master Plan. The applicant has now submitted this request to waive the prior conditions for a cross access and parking easements.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-22-400102 (WS-19-0816)	First extension of time for on-premises consumption of alcohol (tavern) with waivers for modified driveway standards	Approved by BCC	October 2022
WS-19-0816	On-premises consumption of alcohol (tavern) with waivers for modified driveway standards	Approved by BCC	December 2019
ZC-0339-08	Reclassified 0.9 acres from R-E to C-2 zoning for a future commercial development	Approved by BCC	May 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Business Employment	R-E (ROI to RUD)	Undeveloped
South	Compact Neighborhood (up to 18 du/ac)	R-3	Undeveloped
West	Neighborhood Commercial	C-1	Convenience store & gasoline station

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

Related Applications

Application Number	Request
ET-23-400154 (WS-19-0816)	A waiver of development standards second extension of time for on-premises consumption of alcohol is a companion item on this agenda.
WS-23-0709	A waiver of development standards for attached sidewalk, wall height, parking lot landscaping, non-standard improvements, departure distance and to waive driveway width, and design review for a tavern and increased 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

Waiver of Conditions

Staff has no objection to waiver the condition requiring cross access and parking easement to the north and east assuming the property develops with non-commercial uses as cross access is required between similar uses. Since the approval of the zone change, when the condition was added, the adjacent property has been approved to be rezoned to a residential development; therefore, the condition will apply if the property develops with residential uses. Should, however, the parcel not be developed with residential uses, the zoning will not change. Therefore, staff still recommends cross access and shared parking be provided should the property to the north and east be developed with similar commercial uses.

Staff Recommendation

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the conditions will no longer fulfill its intended purpose.

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

- Cross access and shared parking to be provided to the north and east if developed with similar commercial uses.

Public Works - Development Review

- 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 #0256-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTEST: 1 card

COUNTY COMMISSION ACTION: December 20, 2023 – HELD – To 02/07/24 – per the applicant.

APPLICANT: SCT SILVERADO RANCH & ARVILLE, LLC

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