

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0743-NEW CHINATOWN DEVELOPMENT, LLC:

WAIVER OF DEVELOPMENT STANDARDS to reduce throat depth.

DESIGN REVIEW for a proposed shopping center on 7.06 acres in a CG (Commercial General) Zone.

Generally located south of Blue Diamond Road and east of Santa Margarita Street within Enterprise. JJ/md/kh (For possible action)

RELATED INFORMATION:

APN:

176-23-201-005; 176-23-201-019

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce throat depth for driveways along Santa Margarita Street to 56 feet where a minimum of 75 feet is required per Section 30.04.08 and Uniform Standard Drawing 222.1 (a 21.3% reduction).
- b. Reduce throat depth for driveways along Redwood Street to 59 feet where a minimum of 75 feet is required per Section 30.04.08 and Uniform Standard Drawing 222.1 (a 25.3% reduction).

PROPOSED LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 7.06
- Project Type: Shopping center
- Number of Stories: 1
- Building Height (feet): 49 (Proposed Buildings A & E)/28 (Proposed Buildings C & D)/43 (Proposed Building B)
- Square Feet: 47,230 (Proposed Building A)/13,700 (Proposed Building B)/2,700 (Proposed Building C)/2,500 (Proposed Building D)/20,850 (Proposed Building E)
- Parking Required/Maximum Permissible/Provided: 217/249/265 (including 20 accessible spaces and 14 EV installed)
- Sustainability Required/Provided: 7/7

Site Plans

The plans depict a proposed shopping center consisting of 5 buildings located on a 7.06 acre site. Building A, located within the south portion of the site, consists of retail uses including a grocery store. Building B, situated within the northwest portion of the site, features retail and restaurant tenant spaces. Buildings C and D, located within the north central portions of the shopping center adjacent to Blue Diamond Road, consist of restaurants with drive-thru lanes. A single, 11 foot wide drive-thru lane circulates the east and north sides of Building C and the west, north, and south sides of Building D. Building E, situated within the east portion of the site, also features retail and restaurant tenant spaces. Below is a table reflecting the building setbacks from the north, south, east, and west property lines of the site:

Building Setback from Property Lines (in feet)				
Building:	Property Line			
	North	East	South	West
A	300.5	29.5	29	24.5
B	22	513	218	20
C	18	351	394	212
D	31.5	225	409.5	338
E	20	20	209	518.5

All buildings are connected via a centralized, 5 foot wide pedestrian walkway consisting of stained concrete. The shopping center requires 217 parking spaces where 265 parking spaces are provided. Fourteen EV-Installed parking spaces are centrally located within the project site. Twenty accessible spaces are also equitably distributed throughout the shopping center (EV & accessible spaces are not included in maximum parking). A total of 24 EV-Capable parking spaces are located within the north and south portions of the site. Access to the project site is granted via proposed commercial driveways along Blue Diamond Road, Santa Margarita Street, and Redwood Street. A waiver of development standards is required to reduce the throat depth for the 2 driveways (4 total) along Santa Margarita Street and Redwood Street.

Landscaping

The plans depict a proposed street landscape area, including two, 5 foot wide landscape strips provided on each side of the detached sidewalk along Santa Margarita Street and Redwood Street. Large trees are planted 30 feet on center along Santa Margarita Street and Redwood Street, in addition to the required shrubs and groundcover within the street landscape area. A 6 foot wide landscape strip with a single row of large trees, planted 30 feet on center, is provided along the north property line adjacent to Blue Diamond Road. A detached sidewalk is proposed within the right-of-way along Blue Diamond Road. Additional landscape areas are provided at the southeast and southwest corners of the site, measuring between 18.5 to 19.5 feet in width. Trees, shrubs, and groundcover are proposed within this landscape area. The remaining landscape strip, along the south property line, measures 4 feet in width and includes shrubs and groundcover. There is an existing 8 foot high CMU block wall along the south property line, adjacent to the developed IL zoned parcel. A total of 45 trees are required within the interior of the parking lot where 74 trees are provided. An alternative landscape plan is requested as a landscape island is not provided every 6 parking spaces.

Elevations

Below is a table reflecting the height and materials for each building:

Building Information		
Building:	Height	Materials
Building A	49	Stucco, stucco with reveal panels, metal awnings, aluminum storefront window systems
Building B	43	
Building C	28	
Building D	28	
Building E	49	

The typical elevations for Buildings A and E measure up to 49 feet to the top of the entry towers, located at the opposite ends of each building. A varying roofline is located between the entry towers, measuring up to 28 feet for E and up to 43 feet for A to the top of the parapet wall. Building B is similar in design to A and E, measuring up to 43 feet to the top of the entry towers, located at the north and south ends of the building. The roofline between the towers varies in height from 28 to 38 feet to the top of the parapet wall. Buildings C and D also feature varying rooflines measuring up to 28 feet in height.

Floor Plans

The floor plans for each building consist of shell space with the future interior configuration to be determined by the needs of the individual tenant. Below is a table reflecting the area of Buildings A through E:

Building Information	
Building Area (in square feet)	
Building A	47,230
Building B	13,700
Building C	2,700
Building D	2,500
Building E	20,850
Total Building Area	86,980

Applicant's Justification

Adequate landscape will be provided in the form of terminal islands where parking occurs as well as landscape buffers and landscape fingers. All proposed plants are to be low maintenance, low water, and native to Southern Nevada, complying with the SNRPC plant list. A total of 74 parking lot trees and an additional 4 street trees are included in the parking lot tree calculation due to their proximity to parking. With the parking lot trees provided, approximately 56 percent of the paved parking area will be shaded. The proposed development design intent is to harmoniously blend with the existing developments in the surrounding area. The proposed uses are a combination of Retail and Restaurant uses and the proposed development will attract new businesses to the area, which in return will create employment opportunities for the community. The applicant did not provide justification for the waivers of development standards to reduce the driveway throat depths.

Prior Land Use Requests

APN 176-23-201-005

Application Number	Request	Action	Date
ZC-0752-12	Zone change from H-2 to C-1 for APN 176-23-201-005 for a commercial complex	Approved by BCC	February 2013

APN 176-23-201-019

Application Number	Request	Action	Date
UC-0631-13	Use permit for a recreational facility (indoor bike park) - expired	Approved by PC	November 2013
ZC-0332-09	Zone change from H-2 to M-D for a restaurant/tavern and a mini-warehouse facility	Approved by BCC	June 2009

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	H-2	Undeveloped
South	Business Employment	IL	Warehouse with outdoor storage
East	Business Employment	H-2	Undeveloped
West	Business Employment	CG	Shopping center

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

Related Applications

Application Number	Request
PA-25-700046	A plan amendment from Business Employment (BE) to Corridor Mixed-Use (CM) is a companion item on this agenda.
ZC-25-0741	A zone change for APN 176-23-201-019 from IP to CG is a companion item on this agenda.
VS-25-0742	A vacation and abandonment of easements and right-of-way 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.

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.

The design of the commercial buildings feature variations in building height contributing to breaking-up the mass of the structures, in addition to contrasting colors and exterior materials. The layout of the commercial complex and parking lot is functional, and the overall design of the site is compatible with the commercial complex to the west, across Santa Margarita Street, and the existing land uses within the surrounding area. The development also complies with Policy 6.2.2 which encourages sustainable site design and development practices. Sustainability measures have been integrated into the design of the site and buildings, including but not limited to water efficient landscaping, cool roof materials, and additional perimeter trees. Therefore, staff recommends approval of the design review.

Public Works - Development Review

Waiver of Development Standards

Although the throat depths for the commercial driveways on Santa Margarita Street and Redwood Street do not comply with the minimum standard, the applicant worked with staff to remove parking spaces, which provides more room for vehicles to safely exit the right-of-way to gain access to the site. Therefore, staff has no objection to this request.

Staff Recommendation

Approval. This item has been forwarded to the Board of County Commissioners for final action.

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.

PLANNING COMMISSION ACTION: December 2, 2025 – APPROVED – Vote: Unanimous

Comprehensive Planning

- Expunge waiver of development standards and design review associated with ZC-0752-12;
- 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 Santa Margarita Street and associated spandrel;
- The installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; and to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0215-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval (design to include 3 architectural features to Buildings A, B, and E to the elevations that are facing the street).

APPROVALS:

PROTESTS: 1 card

APPLICANT: JASONSHENG HUANG

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