

03/18/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-25-0108-PACIFIC CLASSIC, LLC:

DESIGN REVIEW for a commercial complex consisting of restaurants with drive-thru and retail buildings on a 4.17 acre portion of a 9.22 acre site in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the south side of Blue Diamond Road and the east side of Hinson Street within Enterprise. JJ/rg/kh (For possible action)

RELATED INFORMATION:

APN:

177-18-502-001; 177-18-602-029 ptn

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.17 portion (9.22 overall)
- Project Type: Commercial development
- Number of Stories: 1
- Building Height (feet): 27 (Building 1)/ 23 (Buildings 2, 3, 4, & 5)
- Square Feet: 17,539 (Building 1)/ 2,080 (Building 2 & 5)/ 2,252 (Building 3 & 4)
- Parking Required/Provided: 77/139
- Sustainability Required/Provided: 7/8

Site Plan

The plan depicts a 4.17 acre portion of a 9.22 acre site located on the south side of Blue Diamond Road and the east side of Hinson Street. The plan depicts 4 proposed restaurants with drive thru (Buildings 2, 3, 4, and 5) and a retail building (Building 1). Buildings 2, 3, 4, and 5 are located on the north side of the site. Building 1 is located on the southeast corner of the property. The front setback of Building 5 is 28 feet and 34 feet from the east property line. Building 2 is set back 24 feet from the west property line. Building 1 is set back 34 feet from the south property line and 56 feet from the east property line. The site is accessible from Blue Diamond Road and provides 139 parking spaces where 77 spaces are required for the proposed commercial center. A parking demand study has been submitted by the applicant justifying the increase to the number of parking spaces. Future cross-access is provided with the adjacent

property located to the east of the subject property. Trash enclosures are proposed at 3 different locations within the property.

Landscaping

The plan depicts a 10 foot wide street landscaping along Blue Diamond Road. A detached sidewalk is depicted along Blue Diamond Road; however, it is located within the right-of-way. Large trees are provided along the street on-site and are spaced 30 feet on center. Parking lot landscaping is located at the end of each row between Buildings 3 and 4; Buildings 4 and 5 does not have the equal length of the adjacent parking space due to ADA parking. An alternative landscape plan has been submitted as the required number of landscape finger islands have not been provided. However, 43 parking lot trees are required where 46 parking lot trees have been provided. Landscaping is also provided along the east and south property lines.

Elevations

The elevations depict single-story buildings, each measuring 23 feet in height and the retail building measuring 27 feet in height. The buildings feature a modern style architecture with flat roof and variations in roof height of 2 feet as part of the parapet return. The proposed materials are mostly stucco, canopy shades above building entrances, and aluminum store front windows.

Floor Plans

The plans depict 4 restaurants, Buildings 2 through 5, each measuring 2,080 square feet and Buildings 3 and 4, each measuring 2,252 square feet. Building 1, measuring 17,539 square feet which can accommodate 13 multi-tenant spaces and will be improved in the future.

Applicant’s Justification

The applicant states that the requested alternative landscape plan is for the reduced parking landscape island length is located between Buildings 3 and 4; and Buildings 4 and 5. The reduction in parking island length is due to the ADA pedestrian walkways provided in both areas. The site design meets Code by providing 1 tree every 6 spaces.

Prior Land Use Requests

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North*	Corridor Mixed-Use	CG (AE-60)	Shopping center
South	Entertainment Mixed-Use	RS20 (AE-60)	Undeveloped
East	Public Use & Entertainment Mixed-Use	RS20 & CG (AE-60)	Nevada Power Substation & shopping center
West	Entertainment Mixed-Use	CG & H-2 (AE-60)	Retail building & undeveloped

*Immediately to the north is Blue Diamond Road

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

Related Applications

Application Number	Request
PA-25-700008	A plan amendment to redesignate a portion of this site from the Entertainment Mixed-Use (EM) land use category to Business Employment (BE) is a companion item on this agenda.
ZC-25-0107	A zone change to reclassify the site from H-2 and RS20 to CG and IP zoning 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

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 architectural design of the buildings are not unsightly or undesirable in appearance. The restaurant buildings are located adjacent to Blue Diamond Road. Per Section 30.04.05G, building entrances shall have the customer entrance facing the street. The building entrances are oriented away from the street. The applicant has provided the parking demand study prepared by a licensed engineer to justify the 127 parking spaces, plus the 4 electric vehicle changing space and 8 ADA parking spaces; a total 139 spaces on-site. Staff has no objection to the alternative landscape plan as additional trees have been provided within the interior of the parking lot. For this reason, staff can support the requested design review for the commercial development for this location.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on April 16, 2025 at 9:00 a.m., unless otherwise announced.

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 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.
- 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.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- 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 #0308-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: PACIFIC CLASSIC, LLC

CONTACT: MARISSA FEHRMAN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, STE 650, LAS VEGAS, NV 89135