

07/17/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0207-JAT PEBBLE, LLC & JAT PEBBLE, 3 LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate electric vehicle capable and electric vehicle installed parking spaces; and **2)** allow modified driveway design standards.

DESIGN REVIEW for building and site modifications to a previously approved commercial and multi-family development on 27.94 acres in a CR (Commercial Resort) Zone and a CG (Commercial General) Zone.

Generally located on the west side of Las Vegas Boulevard South, and the south side of Pebble Road within Enterprise. MN/jor/ng (For possible action)

RELATED INFORMATION:

APN:

177-20-501-004; 177-20-501-007; 177-20-501-008; 177-20-501-014 through 177-20-501-016; 177-20-501-024

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate electric vehicle (EV) capable and EV installed parking spaces for a previously approved commercial and multi-family development where EV capable and EV installed parking spaces are required per Section 30.04.04H.
2. Reduce the proposed driveway throat depth along Pebble Road to 25 feet where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08 (an 83% reduction).

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Acreage: 27.94
- Project Type: Modifications to a previously approved commercial and multi-family development
- Density (du/ac): 37.9
- Square Feet: 12,000 (10,500 for retail building and 1,500 restaurant lease space – Retail Building 1)/2,600 (Pad A & Pad C)/2,400 (Pad B)/108,000 (mini-warehouse)
- Parking Required/Provided: 129/157 (revised commercial portion)/1,348/1,358 (previously approved multi-family development)/1,477/1,515 (revised total for the entire commercial and multi-family)

- Sustainability Required/Provided: 4.5/7 (revised commercial portion)/5/5 (multi-family portion)

History, Site Plan, and Request

ZC-23-0163 reclassified 6.9 acres of a 27.94 acre site from CR zoning to CG zoning to allow a commercial development consisting of a mini-warehouse, pharmacy, and 3 restaurants with drive-thru lanes located on the east portion of the site. A use permit was approved under ZC-23-0163 to allow a multi-family development consisting of 3 buildings on the west portion of the site, consisting of 21.2 acres within the CR zoning district.

Today, the applicant is requesting minor revisions to the commercial development on the eastern portion of the overall mixed-use project. The revisions are as follows:

Mini-warehouse (north portion of the commercial development):

- The front of the building has been rotated to face Pebble Road.
- The mini-warehouse building was shifted south to allow a driveway in front of the building with ADA parking.
- The building area has increased from 106,000 square feet to 108,000 square feet.
- The circulation of traffic around the mini-warehouse has changed from the original approval from June 7, 2023.
- The floor plans of the building have been reoriented north to south.
- The elevations have also been updated. Along the northern elevation, the office and main entrance now face onto Pebble Road. Window accents were added to all elevations.
- The exit only driveway on Pebble Road has been removed.

Along Las Vegas Boulevard South (to the east):

- The southernmost driveway on Las Vegas Boulevard South has changed from a crash gate to an exit only driveway. This change was previously reviewed and approved by Planning and Public Works via an administrative review.

Building Changeover (southeast of mini-warehouse):

- The pharmacy building (Walgreens) was replaced with a 12,000 square foot commercial building (Retail Building 1). This building features a proposed 1,500 restaurant lease space with a drive-thru, and the pick-up window is on the south side of the building. The remaining area of the building will be utilized for retail sales.
- One parking space removed in front of Pad B to meet landscape finger requirements.
- One landscape finger added in front of Pad A to meet landscape finger requirements.

Pebble Road Driveway (center of north property line)

- A deceleration lane was added along the north property line adjacent to Pebble Road, west of the center driveway pursuant to discussions with Public Works.
- The parking spaces along the location of the new deceleration lane were relocated within the site to ensure parking is still met.

In conjunction with these revisions, the following waivers of development standards are requested by the applicant. Title 30 now requires EV charging spaces for both the multi-family

and commercial portions of the development. The applicant is requesting not to comply with this requirement. Furthermore, the applicant is requesting to reduce the proposed driveway throat depth along Pebble Road, northwest of the proposed mini-warehouse building to 25 feet where 150 feet is required per Uniform Standard Drawing 222.1.

Landscaping

Landscaping was previously approved on the entire mixed-use development. However, the revised plans show the following minor revisions to the landscaping on the northern portion of the commercial area:

- Landscape finger islands were added north of the mini-warehouse facility since parking was relocated along the north property line.
- Parking spaces with landscape finger islands were added east and west of the Retail Building 1.
- One landscape finger island was added north of Pad A to meet the required landscape finger islands.

Elevations

Revised elevations for the mini-warehouse building includes the following changes:

- EIF wall systems are added to the exterior walls.
- The north elevation now includes the office and main entrance.
- Rectangular accent pattern added to all elevations to mimic a window-like pattern.

Revised elevations for the restaurant building southeast of the mini-warehouse building includes the following changes:

- The building has varying rooflines.
- Exterior materials include fiber cement board, stucco walls, and dual glass pane is incorporated into the building.
- Wall sconces are incorporated into all elevations.
- The drive-thru pick up window is along the south facing elevation.

Floor Plans

The mini-warehouse floor plans were rotated to match the new building orientation of north to south. The overall area of the mini-warehouse building increased from 106,000 square feet to 108,000 square feet.

The proposed Retail Building 1 replaces the previously approved pharmacy (Walgreens) which now has an overall area of 12,000 square feet, where the Walgreens was previously approved with an overall area of 15,400 square feet. The new commercial building (Retail Building 1) will include a restaurant lease space with an overall area of 1,500 square feet with a drive-thru, and the remainder of the building will function as retail space.

Lastly the following buildings have been revised:

Building:	Overall area per ZC-23-0163:	New overall area:
Pad A	2,600 square feet	2,600 square feet
Pad B	2,600 square feet	2,400 square feet
Pad C	2,470 square feet	2,600 square feet

Applicant's Justification

The requested revisions will allow for better circulation around the mini-warehouse building and along the southern portion of the commercial area. These changes also require a waiver for the throat depth for the Pebble Road driveway along the north property line (northwest of the mini-warehouse). The applicant is requesting to reduce the throat depth on Pebble Road to 25 feet where 150 feet is required for the mixed-use development. The driveway on Pebble Road will not be utilized as often as the main entrance on Las Vegas Boulevard South and will mostly be used for customers of the mini-warehouse only. Additionally, only customers of the mini-warehouse will turn east into the facility from Pebble Road. Customers continuing to the other portions of the commercial area will travel south down the long drive aisle without any other conflicts. Historically, mini-warehouse uses are shown to have very low traffic counts. Additionally, as noted above, a deceleration lane has been added to alleviate concerns from Public Works. Therefore, the reduced throat depth should not create any issues with stacking in the right-of-way. Lastly, the applicant is requesting a waiver of the new EV parking requirements. The original application for the property was approved last year under the prior Title 30 Code without the EV parking requirements.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-23-0163	Reclassified 6.9 acres from an H-1 to a C-2 zoning for a commercial development with use permits for a High Impact Project and a multi-family development on 21.2 acres to the west	Approved by BCC	June 2023
TM-23-500044	A 2 lot mixed-use commercial and residential tentative map	Approved by BCC	June 2023
VS-23-0164	Vacated a portion of right-of-way being Pebble Road	Approved by BCC	June 2023
ZC-19-0027	Reclassified a 7.6 acre portion of the project site from R-3 to H-1 zoning for a multi-family residential development; multi-family residential development portion of this application - expired	Approved by BCC	April 2019
VC-0242-00	Allowed outside storage of automobiles	Denied by BCC	April 2000
UC-1244-95	Allowed an apartment complex in an H-1 zone on a portion of this site - expired	Approved by BCC	October 1995
ZC-1243-95	Reclassified a 2.5 acre portion of the site from R-E to R-3 zoning for an apartment	Approved by BCC	September 1995
ZC-1065-94	Reclassified a 15 acre portion of this site from R-E to R-3 zoning for an apartment complex	Approved by BCC	September 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	CG	Vehicle rental facility & automobile related uses

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Entertainment Mixed-Use	CR	Undeveloped
East	Entertainment Mixed-Use	CG & CR	Tavern, convenience store, gasoline station, & multi-family residential
West	Entertainment Mixed-Use	CG & RS20	Multi-family condominiums with long/short term lodging & undeveloped

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.

Waiver of Development Standards #1 & Design Review

The site was previously approved as a commercial and multi-family development via ZC-23-0163. The proposed minor revisions do not negatively impact what was previously approved, and the revisions do not deviate from the characteristics of a combined commercial and multi-family development. Staff also does not object to not installing EV charging spaces at this time since the site was approved without this requirement and the current site design does not integrate areas for EV charging equipment. However, the applicant did provide some sustainability design features such as low-emissivity glass, cool roofs, and water efficient planting. Lastly, this project supports Policy 1.3.3 which encourages the integration of stores, restaurants, and other daily needs services as a part of, or adjacent to, new neighborhoods to minimize the need for longer vehicle trips and promotes direct connection that allow residents to safely access services on foot or by bike; therefore, staff supports this request.

Public Works - Development Review**Waiver of Development Standards #2**

Staff has no objection to the reduced throat depth for the commercial driveway along Pebble Road. The applicant has provided a right turn lane adjacent to the Pebble Road commercial driveway for a safe transition into the site from the right-of-way.

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.
- 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 45 feet to the back of curb for Pebble Road and Las Vegas Boulevard South per the approved Record of Survey.

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 #0009-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: JAT LAND DEVELOPMENT LLC

CONTACT: LEXA GREEN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE,
STE. 650, LAS VEGAS, NV 89135