

11/16/22 BCC AGENDA SHEET

RAINBOW AND BLUE DIAMOND
MIXED-USE
(TITLE 30)

BLUE DIAMOND RD/RAINBOW BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-22-500179-LV RAINBOW, LLC:

TENTATIVE MAP for a mixed use project consisting of 2 commercial lots and 1 residential lot on 19.8 acres in a C-2 (General Commercial) Zone.

Generally located on the north side of Blue Diamond Road, 300 feet west of Rainbow Boulevard within Enterprise. JJ/gc/syp (For possible action)

RELATED INFORMATION:

APN:

176-22-501-012, 013, 016 & 017; 176-22-601-035

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 9057 Rosanna Street; 7031 & 7051 Raven Avenue
- Site Acreage: 19.8
- Number of Lots: 2 commercial/1 residential
- Project Type: Mixed use development

The plans depict a mixed use development consisting of 2 commercial lots and 1 residential lot on an approximate 19.8 acre site. The 2 commercial lots are 2.5 and 2.8 acres in size and the residential lot is 14.2 acres in size. Access to the site is from Blue Diamond Road with an emergency access gate off of Raven Avenue. The site is proposed for a 342 unit multiple family residential component within 16 buildings on the residential lot at a density of 17.4 dwelling units per acre, 2 commercial buildings on commercial Lot 1, and 3 commercial buildings on commercial Lot 2. The overall 5 commercial buildings total 38,700 square feet.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-20-400094 (VS-17-0049)	First extension of time to vacate and abandon government patent easements and rights-of-way being Rosanna Street and Agate Avenue, subject until December 5, 2022 to record	Approved by BCC	October 2020

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-18-0853	Reclassified the site from R-E & H-2 to C-2 zoning (associated use permit, waivers of development standards, and design review for a mixed-use development were withdrawn)	Approved by BCC	December 2018
VS-17-0049	Vacated and abandoned easements and rights-of-way being Rosanna Street and Agate Avenue	Approved by BCC	December 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	P-F & R-2	Fire station & single family residential
South	Corridor Mixed-Use	C-2	Commercial building (Walmart)
East	Corridor Mixed-Use	C-2	Convenience store with gas pumps & undeveloped
West	Public Use & Neighborhood Commercial	R-2 & C-1	Single family residential & undeveloped

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

Related Applications

Application Number	Request
UC-22-0528	Use permits for a mixed use development, establish density, and establish height; waiver of development standards to waive cross access requirements; and design reviews for a mixed use development, alternative parking lot landscaping, and finished grade is a companion item on this agenda.
VS-22-0529	Vacation and abandonment of a 5 foot wide portion of right-of-way being Raven Avenue and a road easement 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**Current 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:

Current 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;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Montessouri Street, an elbow for Agate Avenue and Montessouri Street, and associated spandrel;
- If required by the Regional Transportation Commission (RTC), and if permitted by Nevada Department of Transportation (NDOT), extend the proposed deceleration/right turn lane on Blue Diamond Road into this property such that it begins at the easternmost limit of the parcel, and provide a 10 foot by 50 foot bus shelter pad behind the sidewalk beginning approximately 100 feet west of the property line in accordance with RTC standards.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way or the dedication to the back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; and 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; and that Nevada Department of Transportation (NDOT) permits may be required.

Current Planning Division - Addressing

- Multi-family unit numbers shall be approved by Addressing during the building permit process.

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 #0387-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: NEVADA WEST PARTNERS V, LLC

CONTACT: CHRIS KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA
DRIVE, SUITE 650, LAS VEGAS, NV 89135