

COMMERCIAL DEVELOPMENT  
(TITLE 30)

RAINBOW BLVD/OQUENDO RD

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-21-0141-UTE INDIAN TRIBE:**

**USE PERMIT** for vehicle maintenance service bay doors facing the street.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced landscaping; and **2)** alternative driveway geometrics.

**DESIGN REVIEW** for an in-line commercial development on 2.1 acres in a C-2 (General Commercial) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the west side of Rainbow Boulevard, 330 feet south of Oquendo Road within Spring Valley. MN/nr/jd (For possible action)

---

**RELATED INFORMATION:**

**APN:**

163-34-601-010

**USE PERMIT:**

Permit vehicle maintenance service bay doors facing a street where prohibited per Table 30.44-1.

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Reduce the number of landscape islands within the parking lot where 1 island per every 6 spaces is required per Figure 30.64-14.
- b. Reduce the width of landscape islands to 4 feet where 6 feet is required per Figure 30.64-14 (a 33% reduction).
2. Reduce the throat depth to 13 feet 6 inches where 100 feet is required per Uniform Standard Drawing 222.1 (an 86.4% reduction).

**LAND USE PLAN:**

SPRING VALLEY - COMMERCIAL GENERAL

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 2.1
- Project Type: Commercial development
- Number of Stories: 1
- Building Height: 30 feet, 4 inches

- Square Feet: 11,100 (vehicle maintenance/retail)/3,000 (pad #1)/3,000 (pad #2)
- Parking Required/Provided: 97/115

### Site Plan

The plans depict a proposed commercial development consisting of an 11,100 square foot in-line building with retail and vehicle maintenance located on the western side of the site. Two future pad sites are located on the north and south sides of the site in between the vehicle maintenance/retail building and Rainbow Boulevard. Parking is located on the north and the south sides of the vehicle maintenance/retail building, with the majority of the parking spaces located in the center of the site. Additional parking is located around the future pad sites. A small parking area is located on either side of the entrance to the site along Rainbow Boulevard. Future cross access with the property to the north is shown west of pad site #2 and the second cross access is shown on the south side of the site, west of pad site #1. Access to the site is from Rainbow Boulevard.

### Landscaping

The plans show a 17 foot wide to 19 foot 4 inch wide landscape area with attached sidewalks along Rainbow Boulevard. The north and the south sides of the site have landscape strips ranging from 2 feet 3 inches on the north side adjacent to the drive-thru lane for pad site #2 and 4 feet 6 inches on the south side adjacent to the drive-thru lane. Parking lot landscaping consists of 16 landscape islands of varied widths. A 5 foot wide landscape strip is depicted along the west side of the site.

### Elevations

The plans depict the vehicle maintenance/retail building with an overall height of 30 feet 4 inches at the highest parapet. The roofline is varied with parapets adding visual interest. The exterior of the building consists of a stucco exterior, with architectural pop-out features, aluminum storefronts, and metal awnings. There are 4 roll-up doors on the east side of the building facing Rainbow Boulevard.

### Floor Plans

The plans show an open floor plan to meet future tenant's needs. The retail portion of the building shows 4 future suites and the vehicle maintenance side shows the northern portion of the building being accessory retail to the vehicle maintenance.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant indicates that the proposed commercial development will attract new business to the area and that the uses within the development will provide employment opportunities for the community. Although a parking lot landscape waiver is being requested, the proposal includes 4 more trees within the development and the development includes ample parking for future uses.

### Prior Land Use Requests

| Application Number | Request                                       | Action          | Date     |
|--------------------|---|-----------------|----------|
| ZC-0575-05         | Reclassified 2.2 acres from R-E to C-2 zoning | Approved by BCC | May 2005 |

### Surrounding Land Use

|              | Planned Land Use Category | Zoning District | Existing Land Use          |
|--------------|---------------------------|-----------------|----------------------------|
| North & West | Commercial General        | C-2             | Undeveloped                |
| South        | Commercial General        | C-2             | Commercial shopping center |
| East         | Commercial Neighborhood   | C-1             | Office complex             |

### STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

#### Analysis

##### Current Planning

##### Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

A vehicle maintenance facility is a conditional use in a C-2 zone as long as the use meets separation from residential and service bay doors that do not face the street unless a building or landscaping is a buffer. The design of the site reduces any potential negative impact from the service bay doors facing a street; therefore, staff can support this request.

##### Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

##### Waiver of Development Standards #1a & #1b

Staff can support the reduction of the parking lot landscaping islands and reduced landscape island widths since the perimeter landscaping will provide an adequate buffer from the street view of the site. Staff does not foresee any negative impacts to the area by the reduction of the landscape islands and their widths; therefore, staff can support the request.

### Design Review

The design of the building is similar to other uses within the area. The design of the site meets the intent of Goal 78 and Goal 79 of the Comprehensive Master Plan by providing architectural treatments to all sides of the building, along public rights-of-way, and areas visible to the general public to improve visual quality. The reduced parking lot landscaping and the proposed landscaping on the perimeter of the site, provides screening for possible visual incompatibilities in the area. Community Design Policies of the Comprehensive Master Plan state that design quality should be encouraged in all developments. Staff finds that the design of the site meets the intent of the Comprehensive Master Plan; therefore, staff can support the request.

### **Public Works - Development Review**

#### Waiver of Development Standards #2

Staff has no objection to the reduction in the throat depths for the Rainbow Boulevard commercial driveway. Staff worked with the applicant to remove some parking spaces adjacent to the driveway to prevent the drive-thru entrance vehicles from stacking adjacent to the driveway, mitigating the immediate conflicts with traffic trying to access the site. In addition, the applicant is providing additional landscaping on both sides of the driveways, particularly on the ingress side, to improve traffic flow.

### **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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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 this application must commence within 2 years of approval date or it will expire.

### **Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 10 feet for Rainbow Boulevard.

- Applicant is advised that the sidewalk for the curb return driveways needs to extend into the site to be in compliance with Uniform Standard Drawing 222.1 and the Americans with Disabilities Act (ADA).

**Building Department - Fire Prevention**

- Applicant is advised that cross access easements will be required for fire lanes that travel between properties.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0463-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

**TAB/CAC:** Spring Valley - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** REMINGTON NEVADA

**CONTACT:** SHELDON COLEN, SCA DESIGN, 2580 ST. ROSE PARKWAY, SUITE 305,  
HENDERSON, NV 89074