

09/20/23 BCC AGENDA SHEET

LIGHTING PLAN
(TITLE 30)

RAINBOW BLVD/MERANTO AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-23-0507-ZMZS FAMILY TRUST & MALIK, UMER Z. TRS:

DESIGN REVIEW for a lighting plan in conjunction with an approved retail center on 1.9 acres in a C-1 (Local Business) Zone.

Generally located on the west side of Rainbow Boulevard and the north side of Meranto Avenue within Enterprise. JJ/sd/syp (For possible action)

RELATED INFORMATION:

APN:

176-22-701-012

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 9375 S. Rainbow Boulevard
- Site Acreage: 1.9
- Project Type: Lighting plan
- Freestanding Sign Height (feet): 20
- Square Feet: 158
- Parking Required/Provided: 85/89

Site Plans

The approved plans depict a retail center consisting of 2 in-line retail buildings and 1 restaurant pad site building with a drive-thru. The pad site building and the smaller in-line retail building are located along Rainbow Boulevard and the larger in-line retail building is located near the western property line. A shared cross access drive aisle is shown along the north property line to the Walmart site. Parking is equitably distributed throughout the site with most of the parking spaces shown in the middle of the site. There is 1 main access point shown along Rainbow Boulevard. A freestanding sign has been approved and will be located along Rainbow Boulevard ingress/egress and is set back from the right-of-way by 10 feet. The applicant has submitted plans for lighting and is the subject of a design review for this application.

Landscaping

Landscaping is not a part of this application.

Elevations

The plans depict lighting for the project consisting of 15 pole mounted fixtures which are directed downward within the internal parking area. The pole mounted fixtures will be a maximum of 25 feet in height. The plans show a wall mounted downward facing recessed light/sconce fixture which is not located higher than 10 feet from the ground on all elevations. The plans indicate all lighting fixtures will be shielded to mitigate any light pollution leaving the site. In addition, strip lighting is shown along the entrances on the east elevation of Retail Building 1, on the west side of the property. The lighting consists of sconce fixtures on the west elevation of Retail Building 1.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant states the request is a result of a condition of approval from the previous application (NZC-21-0254), which as part of the review mandated that all future lighting be subject to a design review as a public hearing.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-23-0039	Freestanding sign and signage	Approved by PC	March 2023
VS-21-0255	Vacated easements and right-of-way	Approved by BCC	August 2021
NZC-21-0254	Reclassified from R-E to C-1 zoning, waivers for reduced driveway approach distance, modified driveway design, off-site improvements, and design review for retail center, alternative parking lot landscaping, and finished grade	Approved by BCC	August 2021

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2	Commercial retail center
South	Neighborhood Commercial	C-1	Retail center
East	Business Employment	R-E	Undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

The plans indicate that all of the lighting fixtures, with the exception of the ground mounted up lighting, will be shielded and/or directed away from the surrounding commercial and residential uses. All Code requirements regarding lighting, hoods, and pole heights have been observed by the applicant. The photometric calculations indicate that the on-site lighting will not have a negative impact on the abutting developments and staff does not anticipate any adverse impacts to the surrounding area and can support the request.

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

- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ZMZS FAMILY TRUST & MALIK, UMER Z. TRS

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