

07/03/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-24-0197-DAF HOLDING, LLC:

DESIGN REVIEW for a proposed commercial center on 2.50 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the south side of Silverado Ranch Boulevard, 850 feet west of Arville Street within Enterprise. JJ/jor/ng (For possible action)

RELATED INFORMATION:

APN:

177-30-103-001; 177-30-103-002

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.50
- Project Type: Proposed commercial center (restaurants and retail)
- Number of Stories: 1
- Building Height (feet): 20
- Square Feet: 10,200 (proposed building 1 - retail)/3,500 (proposed building 2 and building 3 each - restaurants with drive-thru lane)
- Parking Required/Provided: 77/85
- Sustainability Required/Provided: 7/7

Site Plan

The site plan depicts a proposed commercial center (restaurants and retail) on a 2.5 total acre site, with access from 1 main driveway centrally located along the north property line adjacent to Silverado Ranch Boulevard. The northwest portion of the site includes Building 2, which is a proposed restaurant building with a drive-thru lane which flows in a counter-clockwise direction. The northeast portion of the site mimics the design of the western half of the site. Building 3 is a proposed restaurant building located on the eastern portion of the site with a drive-thru lane which also flows in counter-clockwise direction. Within the southern half of the site, the plans show Building 1, which is a proposed inline retail building. Future cross access is provided on both the east and west property lines. Two trash enclosures are located south of Building 2 and Building 3. The site also includes a pedestrian walkway which will include concrete pavers

which match the color palette of the proposed buildings on site. Lastly, the applicant provided sustainable design elements which meet the 7 points required per Title 30.

Landscaping

Detached sidewalks with street landscaping are provided along Silverado Ranch Boulevard. The plans show that 12 large trees spaced every 30 feet on center will be planted within the street landscaping, where 10 large trees are required per Title 30. The east property line will include a minimum 19 foot wide landscape strip which features 15 large trees to be planted 20 feet on center. The south property line will include a 15 foot wide landscape buffer with a double row of large trees to be planted 20 feet on center, this area includes 34 large trees where 17 are required per Code. The south property line also includes an 8 foot high decorative wall as a part of the 15 foot wide buffer. The west property line includes a 14 foot wide landscape planter with 12 large trees planted 30 feet on center. Lastly, the proposed commercial center features the required amount of landscape finger islands throughout the parking lot areas.

Elevations

All proposed buildings within this commercial center feature 1 story buildings with an overall height of 20 feet. The exterior finishes include painted stucco walls, 6 inch decorative metal siding in a copper color, and stone veneer.

Floor Plans

The floor plans show that the proposed retail building has an overall area of 10,200 square feet. Both proposed restaurant buildings have an overall area of 3,500 square feet each.

Applicant’s Justification

The design review request is for a proposed restaurant/retail development on 2.5 acres. The proposed 1 lot commercial development will include two 3,500 square foot shell buildings with drive-thru lanes and one 10,200 square foot retail building. Tenant improvement details will be provided under a separate submittal. The site provides 85 vehicle parking spaces and 6 bicycle rack spaces. Lastly, all 7 sustainability points were achieved. The proposed complex was appropriately designed to meet code and without utilizing any waivers of development standard requests.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-20-700149	Re-designated the land use category from RS (Residential Suburban) to CN (Commercial Neighborhood) for APN 177-30-103-002	Approved by BCC	April 2021

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment & Public Use	IP & P-F (AE-60)	Warehouse complex; Nevada National Guard armory
South	Public Use	P-F	Detention basin

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG	Undeveloped (approved for 2 retail/restaurant buildings)
West	Neighborhood Commercial	RS20 (AE-60)	Undeveloped

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

Related Applications

Application Number	Request
ZC-24-0196	A zone change to reclassify this site to CG zoning for a commercial development on 2.5 acres is a companion item on this agenda.
VS-24-0198	A request to vacate patent easements on this site 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

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.

Staff finds that the proposed commercial center supports Policy 1.3.3 (Neighborhood Services) which encourages the integration of grocery stores, restaurants, medical offices, and other daily-needs services as part of, or adjacent to, new neighborhoods to minimize the need for longer-vehicle trips. The proposed design for the commercial center meets Code in terms of setbacks, overall site design, required landscaping, 4 sided architecture, sustainability measures, and pedestrian/vehicular connectivity. For these reasons, staff supports this 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

- 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;
- 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 Silverado Ranch Boulevard;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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 #0228-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: RAINY DAY INVESTMENTS, LLC

CONTACT: TANEY ENGINEERING, 6030 S. JONES BLVD, LAS VEGAS, NV 98118