

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-26-400025 (NZC-21-0037)-LAS VEGAS SILVERADO RANCH ROGER, LLC:**

**ZONE CHANGE SECOND EXTENSION OF TIME** to reclassify 1.05 acres from an RS20 (Residential Single-Family 20) Zone to a CG (Commercial General) Zone.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce landscaping; **2)** reduce height/setback ratio; **3)** reduce parking; and **4)** alternative driveway geometrics.

**DESIGN REVIEW** for a commercial complex.

Generally located south of Silverado Ranch Boulevard and west of Arville Street within Enterprise. JJ/nai/cv (For possible action)

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RELATED INFORMATION:

**APN:**

177-30-103-004

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Reduce landscaping to a less intense use along the east property line to 4 feet where 5.5 feet is the minimum width per Figure 30.64-11 (a 27% reduction).
- b. Reduce landscaping to a less intense use along the west property line to 5 feet where 5.5 feet is the minimum width per Figure 30.64-11 (a 9% reduction).
- c. Reduce the width of parking lot landscape fingers to 3 feet where 6 feet is the minimum per Figure 30.64-14 (a 50% reduction).
2. a. Reduce the height/setback ratio to the east property line to 19 feet where 65 feet 3 inches is required per Figure 30.56-10 (a 71% reduction).
- b. Reduce the height/setback ratio to the west property line to 39 feet where 65 feet 3 inches is required per Figure 30.56-10 (a 41% reduction).
3. Reduce parking to 41 spaces where 50 spaces are required per Table 30.60-1 (an 18% reduction).
4. Reduce throat depth on Silverado Ranch Boulevard to 1 foot where 25 feet is the minimum distance per Uniform Standard Drawing 222.1 (a 96% reduction).

**LAND USE PLAN:**

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 1.05
- Project Type: Commercial complex

- Number of Stories: 1
- Building Height (feet): 28
- Square Feet: 9,911
- Parking Required/Provided: 50/41

### Site Plan

The approved site plan depicts 2 retail/restaurant buildings. The northern building is set back 76 feet from the north property line along Silverado Ranch Boulevard, 52 feet from the east property line, and 65 feet from the west property line. The southern building is set back 23 feet from the southern property line, 19 feet from the east property line, and 39 feet from the west property line. A height/setback ratio of 65 feet is required for both the east and west setbacks for both buildings, which necessitated a waiver of development standards.

Access to the site is provided by a single driveway from Silverado Ranch Boulevard. A waiver of development standards was necessary to reduce the throat depth to 1 foot where 25 feet is the minimum required distance. Parking spaces are provided on the east and west sides of the northern portion of the site and on the north sides of both buildings. The restaurant portions of the buildings require 10 parking spaces per 1,000 square feet, and the remainder of the buildings require 4 parking spaces per 1,000 square feet. As a result, 50 parking spaces are required, but only 41 parking spaces are provided, which required a waiver of development standards.

A drive-thru lane is provided on the west and south sides of the northern building, and a second drive-thru lane is adjacent to the west, south, and east sides of the southern building. A trash enclosure and loading space are provided on the northwest side of the southern building. Lastly, future cross access to the adjacent eastern parcel is shown in the southeast portion of the site. Cross access will be installed if the adjacent parcel to the east develops with commercial uses.

### Landscaping

The approved landscaping along Silverado Ranch Boulevard is 15 feet wide with a detached sidewalk. On the east side of the site, landscaping is 4 feet wide where 5.5 feet is the minimum width required, and on the west side of the site, landscaping is 5 feet wide where a minimum width of 5.5 feet is required. A waiver of development standards was necessary to reduce the landscaping width required adjacent to a less intense use along both the east and west property lines. Along the south property line, landscaping is 5 feet 10 inches in width.

Landscaping is provided throughout the parking lot. The width of the landscape fingers in the parking lot vary, with 1 landscape finger measuring approximately 3 feet wide, inside of curb to inside of curb. Six feet is the minimum width required for landscape fingers. As a result, a waiver of development standards was necessary to increase the number of parking spaces between landscape fingers and to reduce the width of landscape fingers.

### Elevations

The approved plans depict both buildings are approximately 28 feet high to the tallest portion of the parapet wall along the roofline. The lower parapet wall along the roofline is 24 feet high. Exterior materials for both buildings include painted stucco, fabric awnings, storefront glazing, and wall mounted pack lights.

### Floor Plans

The approved plans show the northern retail/restaurant building is 3,006 square feet, which is comprised of 2,206 square feet of retail space and 800 square feet of restaurant space. The southern retail/restaurant building is 6,905 square feet, which is comprised of 6,105 square feet of retail space and 800 square feet of restaurant space. The suites will be built-out specific to future tenant needs.

### Signage

Signage was not a part of the original request.

### Previous Conditions of Approval

Listed below are the approved conditions for ET-24-400044 (NZA-21-0037):

#### Comprehensive Planning

- Until June 2, 2026 to complete or the application will expire unless extended with approval of an extension of time;
- 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.
- Applicant is advised 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

#### Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for NZA-21-0037:

#### Current Planning

- Resolution of Intent to complete in 3 years;
- No permits shall be issued until the deed conveying ownership of the parcels to the applicant, LV Cactus Schrolls, LLC., or its successors or assigns, is recorded;
- Provide cross access with the adjacent parcels to the east and west if the adjacent parcels develop with commercial uses;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that any future restaurant uses within the retail buildings may require additional on-site spaces or a land use application to reduce the required number of parking spaces which may not be supported by staff; 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 new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may

warrant denial or added conditions to an extension of time; and that 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.

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Coordinate with Public Works - Design Division for the Silverado Ranch Boulevard improvement project;
- Dedicate any right-of-way and easements necessary for the Silverado Ranch Boulevard improvement project;
- The installation of detached sidewalks will require the vacation of excess right-of-way together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or the execution of a License and Maintenance Agreement for non-standard improvements in the right-of-way.

**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 #0454-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**Applicant’s Justification**

The applicant is requesting extension of time for 2 additional years. This extension is needed to complete the final map, design, and improvement plans.

**Prior Land Use Requests**

Application Number	Request	Action	Date
TM-26-500035	Tentative Map for a 1 lot commercial subdivision	Approved by PC	April 2026
VS-26-0144	Vacation and abandonment of right-of-way	Approved by PC	April 2026
ET-24-400044 (NZA-21-0037)	First extension of time for a non-conforming zone change from R-E to C-2 with waivers of development standards and design review for a commercial complex	Approved by BCC	June 2024
NZA-21-0037	Non-conforming zone change from R-E to C-2 zoning with waivers of development standards and design review for a commercial complex	Approved by BCC	June 2021
SC-1156-03	Street name change from Gomer Road to Silverado Ranch Boulevard	Approved by PC	September 2003

### Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	PF (AE-60)	Nevada Army National Guard
South	Public Use	PF (AE-60)	Flood control structure
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG (AE-60)	Commercial center
West	Neighborhood commercial	CG (AE-60)	Undeveloped

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

### 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

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

The applicant made little progress towards completion of this project. Although a traffic study was approved, mitigation fees have still not been paid. Nothing has been submitted to the Building Department for review of on-site improvements. Since this project was approved as a nonconforming zone change, and the current version of Title 30 has been in effect for over 2 years, staff finds that this application should be denied, and when the applicant is ready to proceed, they can submit a project that complies with current code.

#### Public Works - Development Review

Staff finds that no additional site changes have occurred and there has been no substantive progress in several years while adjacent sites have been fully developed. The technical studies are still incomplete, and the required mitigation fees have not been paid. As a result, staff cannot support this request.

#### Staff Recommendation

Denial.

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**

If approved:

- Until June 2, 2028 to complete or the application will expire unless extended with approval of an extension of time;
- 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.
- Applicant is advised 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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

- 1 year to construct off-site improvements;
- Comply with previous conditions.

### **Fire Prevention Bureau**

- No comment.

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

- No comment.

**TAB/CAC:** Enterprise - approval.

**APPROVALS:**

**PROTEST:**

**APPLICANT:** FBF MANAGEMENT COMPANY, LLC

**CONTACT:** LAS VEGAS SILVERADO RANCH ROGER, LLC, 13861 ADARE MANOR LANE, FRISCO, TX 75035