

08/18/21 BCC AGENDA SHEET

SHOPPING CENTER  
(TITLE 30)

ST. ROSE PKWY/MARYLAND PKWY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-21-400096 (NZC-18-0283)-RICHMOND LIMITED PARTNERSHIP:**

**ZONE CHANGE FIRST EXTENSION OF TIME** to reclassify 7.2 acres from an R-2 (Medium Density Residential) (AE-60) Zone, an R-3 (Multiple Family Residential) (AE-60 & AE-65) Zone and a C-2 (General Commercial) (AE-60) Zone to a C-2 (General Commercial) (AE-60 & AE-65) Zone.

**DESIGN REVIEW** for a shopping center.

Generally located on the northwest corner of St. Rose Parkway and Maryland Parkway within Enterprise (description on file). MN/jgh/jo (For possible action)

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RELATED INFORMATION:

**APN:**

177-34-716-001

**LAND USE PLAN:**

ENTERPRISE - RESIDENTIAL URBAN CENTER (FROM 18 DU/AC TO 32 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 10925 S. Maryland Parkway
- Site Acreage: 7.2
- Project Type: Shopping center
- Number of Stories: 1
- Building Height (feet): 25
- Square Feet: 36,300 (proposed)/9,026 (existing)/45,326 (total)
- Parking Required/Provided: 227/257 includes the convenience store and tavern

Site Plan

The site consisted of 2 parcels at the time of approval and has since been combined to 1 parcel. The site was originally classified under 3 zoning districts. The northernmost portion of the site was zoned R-2, the central portion was currently zoned C-2, and the southern portion of the site was zoned R-3. Approximately 2 acres of the C-2 zoned portion of the site was developed with a tavern (Dotty's) and a convenience store with a gasoline station and vehicle wash. No changes are proposed to the tavern, convenience store/gasoline station and vehicle wash with this request. Access to the site is provided by 2 existing driveways for the tavern and convenience store with 1 driveway on St. Rose Parkway and 1 driveway on Maryland Parkway. The previously

approved plans depict an additional driveway from St. Rose Parkway on the southwest corner of the site.

The previously approved plans depict 5 proposed buildings for the shopping center consisting of 2 in-line retail buildings and 3 pad site buildings. The 3 pad site buildings are located along St. Rose Parkway between the existing tavern and the proposed driveway on the southwest corner of the site. A design review (WS-20-0121) was subsequently approved to reduce the 3 pad site buildings to 2. The 2 in-line retail buildings are located on the northern portion of the site abutting the existing single family residential development. The in-line retail buildings are set back a minimum of 35 feet from the residential properties. Between these buildings is a 4,316 square foot courtyard area for outside dining.

### Landscaping

The previously approved plans show existing landscaping within a 20 foot wide area with a meandering detached sidewalk located along Maryland Parkway. On the south side of the site adjacent to the existing tavern and convenience store is an existing 15 foot wide landscape area with a meandering detached sidewalk adjacent to the St. Rose Parkway right-of-way (an approximate 50 foot wide area of the St. Rose Parkway right-of-way is undeveloped between the detached sidewalk on the subject site and an existing attached sidewalk along St. Rose Parkway). The previously approved plans indicate that the 15 foot wide landscape area with a detached sidewalk will be continued along St. Rose Parkway for the shopping center. These landscape areas along the streets consist of trees, shrubs, and groundcover. The plans depict landscape areas that are a minimum of 5 feet wide located adjacent to the existing residential developments to the north and west consisting of trees. Additional landscape areas are located within the parking areas and adjacent to the buildings. A condition of approval of the zone change required landscaping per Figure 30.64-12 adjacent to the residential uses to the north and west of the site. A subsequent waiver of that condition WC-20-400021 (NZN-18-0283) was approved for a 140 linear foot area, subject to providing landscaping per Figure 30.64-11.

### Elevations

No changes are proposed to the existing buildings with this request. The previously approved plans show existing and proposed buildings within the shopping center are 1 story with a flat roof behind parapet walls. The buildings range in height between 17 feet and 25 feet. The existing fuel canopy consists of a flat painted metal roof at a height of 19 feet 6 inches supported by columns encased in stone veneer. The exterior of the existing and proposed buildings consist of painted cement plaster and includes parapet wall roof elements at various heights with foam cornice treatments. Stone veneer accents are located on the front and sides of the buildings.

### Floor Plans

The plans show an existing tavern, convenience store, and vehicle wash have a combined area of 9,026 square feet and no changes are proposed to these buildings with this request. The proposed buildings within the shopping center have an area of 36,300 square feet. These buildings will be between 2,100 square feet and 15,050 square feet in area.

### Previous Conditions of Approval

Listed below are the approved conditions for NZC-18-0283:

#### Current Planning

- Resolution of Intent to complete in 3 years;
- No outdoor amplified sound in the courtyard adjacent to the existing residences of APN: 177-34-714-023 and APN: 177-34-714-027;
- Obtain approval from the City of Henderson regarding landscaping and trails along St. Rose Parkway which shall meet design standards of the St. Rose Parkway Trail Design Guidelines;
- Provide an intense landscape buffer per Figure 30.64-12 adjacent to the existing single family residential development to the north and west of the site;
- No buildings, structures, or signage in the area north of the existing convenience store on the northernmost portion of the site;
- Design review as a public hearing for significant changes to the plans;
- Design review as a public hearing for lighting and signage;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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;
- Nevada Department of Transportation approval;
- Grant easements as necessary for detached sidewalks.

#### 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 #0056-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant indicates that an extension of time is needed to complete this project. The applicant has been progressing on the project and has received a building permit (BD19-42477). In addition, the site has been graded and the applicant will continue to work towards completion. The applicant is requesting a 2 year extension of time.

### Prior Land Use Requests

Application Number	Request	Action	Date
WS-20-0121	Shopping center and lighting	Approved by ZA	March 2020
WC-20-400021 (Nzc-18-0283)	Waived conditions for an intense landscape buffer adjacent to a single family residential development to the north and west of the site	Approved by ZA	March 2020
VS-19-0754	Vacated and abandoned easements between St. Rose Parkway and Levi Avenue, and between Maryland Parkway and Amigo Street in Enterprise	Approved by PC	November 2019
TM-18-500194	1 lot commercial subdivision on 7.14 acres in a C-2 zoning	Approved by PC	December 2018
NZC-18-0283	Reclassified 6.2 acres from R-2 and R-3 to C-2 zoning for a shopping center	Approved by BCC	July 2018
UC-0132-16	Convenience store with gasoline station and vehicle wash of a 4.5 acres portion of the site - under construction	Approved by BCC	May 2016
ZC-0901-14	Reclassified a portion of the site to R-3 zoning for a senior housing facility	Approved by BCC	January 2015
UC-1418-06 (ET-0114-11)	Second extension of time to commence a tavern, convenience store with gasoline pumps, vehicle wash, and retail shops on a portion of the site - the tavern had commenced	Withdrawn	May 2012
DR-0313-09	Convenience store with gasoline pumps and a car wash - expired	Approved by BCC	July 2009
UC-1418-06 (ET-0291-08)	First extension of time to commence a tavern, convenience store with gasoline pumps, vehicle wash, and retail shops on a portion of the site	Approved by BCC	December 2008
UC-1418-06	Reduced separation between a convenience store with gasoline pumps and a vehicle wash to a residential use and a design review for a tavern, convenience store with gasoline pumps, vehicle wash, and retail shops on a portion of the site	Approved by BCC	November 2006
ZC-1540-04	Reclassified a portion of the site to C-2 zoning for future commercial development - design review as a public hearing on final plans	Approved by BCC	October 2004

### Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
South	City of Henderson	DH & IG	Undeveloped
East	City of Henderson	IG & IL	Warehouse & undeveloped

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
West	Residential Suburban (up to 8 du/ac) & Residential Urban Center (18 to 32 du/ac)	R-3 & R-2	Multiple family & single family residential

**Related Applications**

<b>Application Number</b>	<b>Request</b>
ET-21-400102 (WS-20-0121)	An extension of time for a design review for a shopping center and lighting 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**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed 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 or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval. The applicant has experienced some delays completing the project but continues to make progress. Staff has no objections to 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:****Current Planning**

- Until July 3, 2023 to commence.
- 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; 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**

- Compliance with previous conditions.

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

- No comment.

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

**APPROVALS:**

**PROTEST:**

**APPLICANT:** RICHMOND, LP

**CONTACT:** KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR., STE 650, LAS VEGAS, NV 89135