

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-26-0003-TCB ENTERPRISES NV, LLC SERIES SILVERADO & RAINY DAY INVESTMENTS, LLC:**

**HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) increase parking; and 2) reduce departure distance.

**DESIGN REVIEW** for a proposed vehicle maintenance facility on 0.97 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay.

Generally located north of Silverado Ranch Boulevard and east of Ullom Drive within Enterprise. JJ/mh/kh (For possible action)

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RELATED INFORMATION:

**APN:**

177-19-406-004

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase parking to 28 spaces where a maximum of 13 spaces are permitted per Section 30.04.04D (a 115% increase).
2. Reduce the departure distance from the intersection of Silverado Ranch Boulevard and Ullom Drive to the driveway along Ullom Drive to 178 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 (a 6% reduction).

**LAND USE PLAN:**

ENTERPRISE - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 0.97
- Project Type: Vehicle maintenance facility
- Number of Stories: 1
- Building Height (feet): 26
- Square Feet: 5,561
- Parking Required/Maximum Allowed/Provided: 11/13/30 (including 2 accessible spaces)
- Sustainability Required/Provided: 7/6

Site Plans

The plans depict a proposed 5,561 square foot vehicle maintenance facility located on the northeast corner of Silverado Ranch Boulevard and Ullom Drive. The site is accessed via a 2

way commercial driveway along Ullom Drive, which has a departure distance of 178 feet where 190 feet is required. The building is located along the eastern portion of the site, set back approximately 67 feet from the north property line, 11 feet from the east property line, and 40 feet from the south property line. Parking is located on the north and west sides of the building, with 30 total spaces provided where 11 spaces are required. A pedestrian walkway leads from the parking area to the building entrance. A fire lane and emergency vehicle turnaround is located in the southern portion of the parking lot. The trash enclosure is located along the north side of the building.

### Landscaping

The plans depict detached sidewalks with street landscaping along Silverado Ranch Boulevard and Ullom Drive. The landscaping along Silverado Ranch Boulevard features large trees, shrubs, and groundcover, while the landscaping along Ullom Drive features small and large trees, shrubs, and groundcover. Landscaping is provided throughout the parking area with landscape islands and perimeter landscaping, consisting of small and large trees. However, a utility easement extends through the northern portion of the site, limiting trees to 12 feet in height for the affected area. While Title 30 requires that medium or large trees be provided within the parking area, the applicant's provision of small and large trees ultimately provides the canopy coverage that would be achieved if medium trees were planted in the parking. Therefore, the proposed alternative landscaping meets the requirements of Title 30.

### Elevations

The plans depict a 26 foot high building with a variable roofline featuring shingles and metal edges. The building façade features concrete masonry, aluminum siding with wood trim, metal awnings, lighting fixtures, and aluminum downspouts. The building will have black, white, and burgundy paint finishes. The north elevation features a door and the compressor room, as well as a light fixture. The south elevation faces Silverado Ranch Boulevard and features several windows. The east elevation is the rear of the building, featuring a window, air rotation unit, electric meters, HVAC condenser unit, and gas meter. The west elevation faces Ullom Drive and is considered the front elevation of the building, featuring 9 roll-up overhead doors, the main entrance, an additional door, and several windows.

### Floor Plans

The plans depict a 5,561 square foot vehicle maintenance facility featuring 9 service bays, a compressor room, and an office area with a service area, a workroom, and restrooms.

### Applicant's Justification

The applicant states that site constraints prohibit the roll-up overhead doors from being internal to the development and screened from public rights-of-way. The building size is the minimum possible to ensure the vehicle maintenance business will be viable. Alternative landscaping is provided due to a utility easement that extends through a portion of the site and limits trees to 12 feet in height. The overall number of trees proposed and the corresponding canopy coverage exceeds the requirements of Title 30. Increased parking is needed due to the anticipated number of customers and vehicles to be serviced each business day. The additional parking will ensure employees and customers can conveniently park on site. The reduced departure distance is necessary due to site constraints including utility easements and the dimensions of the site. The

proposed driveway location will allow adequate space for vehicle parking and sight visibility, while maintaining safe vehicle maneuverability.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
VS-24-0267	Vacation and abandonment of patent easements	Approved by BCC	September 2024
WS-24-0266	Waivers of development standards and design review for a restaurant with drive-thru	Approved by BCC	September 2024
ZC-24-0265	Zone change from RS20 to CG	Approved by BCC	September 2024
PA-24-700011	Plan Amendment to redesignate the land use category from BE to CM	Approved by BCC	September 2024

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North & East	Business Employment	RS20 (AE-60)	Undeveloped
South & West	Corridor Mixed-Use	RS20 (AE-60)	Undeveloped

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

**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**

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

Staff finds that the request to increase parking beyond the maximum permitted by Title 30 will not adversely affect properties in the surrounding area. Additionally, the entire parking area is well landscaped, with adequate trees and shading provided, which will help mitigate the urban heat island effect that is associated with pavement.

### 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 site is generally well designed, allowing safe pedestrian and vehicular access into and throughout the site. The street landscaping provides shade for the sidewalks and perimeter of the site, while the parking area landscaping provides shade for the interior of the site. However, staff is concerned about the roll-up overhead doors facing Ullom Drive to the west of the site. While staff recognizes there are site constraints, the site can be redesigned to direct the roll-up overhead doors away from the right-of-way, which would help mitigate the intensity of the use and avoid adverse effects on the Ullom Drive right-of-way and potential future development in the area. Additionally, while a project east of the subject site is being developed with a vehicle maintenance facility with roll-up overhead doors facing Silverado Ranch Boulevard, the building is located behind another building and the doors are more than 200 feet away from the right-of-way. Therefore, for these reasons, staff cannot support the design review.

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

#### Waiver of Development Standards #2

Staff has no objection to the reduction in the departure distance for the Ullom Drive commercial driveway. The applicant placed the driveway as far north as the site will allow.

### **Staff Recommendation**

Approval of waivers of development standards; denial of the design review.

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:

- Expunge WS-24-0266;
- 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 and application for review; 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**

- **Applicant to remove all parking spaces opposite the commercial driveway;**
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements.

**Fire Prevention Bureau**

- Applicant is advised that operational permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

**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 #0369-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPROVALS:**

**PROTESTS:**

**COUNTY COMMISSION ACTION:** March 4, 2026 – HELD – To 03/18/26 – per the Board of County Commissioners.

**APPLICANT:** Z&CO., LLC

**CONTACT:** Z&CO., 3400 MONTROSE BOULEVARD #2916, HOUSTON, TX 77006