

RETAIL BUILDING
(TITLE 30)

UPDATE
ELDORADO LN/RAINBOW BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-23-0697-EAGLE PROMENADE, LLC:

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to reduce street landscaping. **DESIGN REVIEWS** for the following: **1)** alternative parking lot landscaping; and **2)** a retail building (automobile parts) on a 2.0 acre portion of an 8.4 acre site in a C-1 (Local Business) Zone.

Generally located on the west side of Rainbow Boulevard and the north side of Eldorado Lane within Enterprise. MN/md/syp (For possible action)

RELATED INFORMATION:

APN:

176-10-515-002; 176-10-515-003; 176-10-515-004 ptn

WAIVER OF DEVELOPMENT STANDARDS:

Reduce a portion of street landscaping along Eldorado Lane to 11 feet where 15 feet is required behind an existing attached sidewalk per Section 30.64.030 (a 26.7% reduction).

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 7455 S. Rainbow Boulevard
- Site Acreage: 2 (project site)/8.4 (overall)
- Project Type: Retail building (automobile parts)
- Number of Stories: 1
- Building Height: 31.5
- Square Feet: 30,625
- Parking Required/Provided: 286/297 (overall commercial complex)

History & Request

A special use permit for a shopping center consisting of a convenience store, gasoline station and vehicle wash and future retail buildings was approved via UC-18-0193 by the Board of County Commissioners in April 2018 which included a waiver of development standards to eliminate the

throat depth requirement along Rainbow Boulevard and Eldorado Lane. An administrative design review, ADR-23-900354, was approved in October 2023 for a commercial complex consisting of 5 buildings located immediately to the north and northeast of the project site, APN 176-10-515-002. The applicant is now proposing to develop a retail building (automobile parts), located at the southwest portion of the site, consisting of 2 acres adjacent to the corner of Eldorado Lane and Rosanna Street. The proposed retail building will complete the final phase of the commercial complex. Two required loading spaces are located at the southeast corner of the building.

Site Plans

The plans depict a proposed retail building located at the southwest corner of an existing commercial complex. The retail building is designed with the following setbacks: 1) 15 feet from the west property line adjacent to Rosanna Street; 2) 90 feet from the south property line along Eldorado Lane; 3) 84.5 feet from the east property line adjacent to the existing gasoline station, convenience store, and vehicle wash; and 4) 75 feet from the north property line. Access to the project site is granted via commercial driveways located along Rainbow Boulevard, Mardon Avenue, Rosanna Street, and Eldorado Lane. The commercial complex requires 286 parking spaces where 297 parking spaces are provided. Vehicular cross access is provided throughout the interior of the commercial complex.

Landscaping

The plans depict a 15 foot wide street landscape area, including an existing 5 foot wide attached sidewalk, along Rosanna Street. A street landscape area ranging between 11.5 feet to 18 feet in width is located behind an existing 5 foot wide attached sidewalk adjacent to Eldorado Lane. The portion of reduced street landscaping along Eldorado Lane requires a waiver of development standards. The street landscape area consists of trees, shrubs, and groundcover.

In lieu of providing the required amount of landscape island fingers within the interior of the parking lot, the required trees have been distributed throughout the interior of the site. The development requires 20 trees within the interior of the parking lot where a combination of 22 medium and large trees have been equitably distributed throughout the interior of the parking lot.

Elevations

The plans depict a single story retail building measuring between 23 feet to 31.5 feet in height. The building consists of varying rooflines that include parapet walls to screen the rooftop mounted equipment. The exterior of the building consists of smooth-face CMU block, stucco, and an aluminum storefront window system. Orange, white, and red accent striping is proposed on the exterior of the building in keeping with the store brand.

Floor Plans

The plans depict a retail building consisting of 16,648 square feet for retail sales and 13,977 square feet for automotive parts storage. Restroom facilities and a breakroom are also depicted on the floor plans.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates in lieu of providing the required landscape fingers, the required number of trees have been distributed throughout the site. With that, the proposed landscaping will still adequately meet the requirements and concerns related to the heat-island effect. The applicant states the landscape buffer along Eldorado Lane varies from 18 feet and 4 inches on the western portion to 11 feet and 7 inches on the eastern portion. With that, the requested waiver is minimal, and will not negatively impact the site or adjacent land uses.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-23-900354	Commercial complex consisting of 5 buildings	Approved by ZA	October 2023
VS-21-0081	Vacated and abandoned pedestrian access easements	Approved by PC	April 2021
ADR-19-900908	Modifications to a previously approved convenience store, gasoline station, and vehicle wash	Approved by ZA	January 2020
UC-18-0193	Proposed convenience store, gasoline station, and vehicle wash, waivers for roofline variation and to reduce throat depth, and a design review for a proposed convenience store, gasoline station, and shopping center	Approved by BCC	April 2018
TM-18-500041	1 lot commercial subdivision	Approved by BCC	April 2018
WC-18-400066 (ZC-0989-02)	Waived all previous conditions established by ZC-0989-02	Approved by BCC	April 2018
VS-18-0192	Vacated and abandoned a portion of a right-of-way being Rainbow Boulevard located between Eldorado Lane and Warm Springs Road	Approved by BCC	April 2018
ZC-0989-02 (ET-0201-09)	Third extension of time to permanently reclassify the project site to C-1 zoning	Approved by BCC	March 2010
DR-0299-08	Financial institution (bank) on a pad site - expired	Approved by BCC	May 2008
UC-0279-08	Supper club on a pad site - expired	Approved by PC	May 2008
TM-0163-07	1 lot commercial subdivision - expired	Approved by PC	July 2007
VS-0706-07	Vacated and abandoned right-of-way (Rainbow Boulevard) - expired	Approved by PC	July 2007
WS-0179-07	Monument signs, design review for signage and future pad sites - expired	Approved by BCC	March 2007
VS-0308-06	Vacated and abandoned patent easements - recorded	Approved by PC	April 2006
ZC-0989-02	Reclassified the project site from R-E to C-1 zoning	Approved by BCC	August 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial	C-1	Undeveloped
South	Open Lands & Corridor Mixed-Use	C-2 & P-F	Shopping center & Clark County public school (Steele Elementary School)
East	Neighborhood Commercial	C-1	Undeveloped, vehicle wash, convenience store, & gasoline station
West	Open Lands	P-F	Clark County park

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

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Staff typically does not support requests to reduce the street landscape area for new development. However, the reduced street landscaping is only for a portion of Eldorado Lane, measuring 99 feet in length located at the southeast corner of the project site. The area with the reduced street landscaping measures between 11.5 feet to 15 feet in width, gradually transitioning into an area measuring 18 feet in width. The street landscape area adjacent to Eldorado Lane measures an average of 15 feet in width and includes the required number of trees per Code. Therefore, staff recommends approval.

Design Review #1

Staff finds the proposed alternative parking lot landscaping, including the distribution of the trees and landscape finger islands, is appropriate for the commercial and multiple family development. The site requires 20 trees for the interior parking lot area where the site has been designed to include an additional 2 trees (22 trees overall) that will be distributed throughout the interior of the parking lot. Staff finds the proposed landscaping will reduce the “heat island” effect and improve the aesthetics of the project site and the surrounding area. Therefore, staff recommends approval of this request.

Design Review #2

The design of the proposed retail building features variations in building height and exterior materials contributing to breaking-up the mass of the building. Staff finds the commercial

building complies with the Master Plan, which encourages varying building heights, architectural materials, and breaking-up the mass of the building. The proposed landscaping also complies with the Master Plan, which encourages perimeter and interior parking lot trees for shade and visual relief. Height, color, and material variations have been incorporated into the design of the building, and the proposed development is compatible with the surrounding land uses and single family residential development within the area. The layout of the parking lot is functional and provides immediate cross access between the commercial uses within the complex. Therefore, staff recommends approval.

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 final zoning inspection.
- Applicant is advised that 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

- Comply with approved drainage study PW23-15234;
- Traffic study and compliance.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS: 1 card

COUNTY COMMISSION ACTION: December 6, 2023 – HELD – To 02/07/24 – per the applicant.

APPLICANT: AUTOZONE DEVELOPMENT, LLC

CONTACT: PARKER SIECK, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135