

SHOPPING CENTER  
(TITLE 30)

RAINBOW BLVD/SHELBOURNE AVE

**PUBLIC HEARING**

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-23-0415-GWEDA HOLDING LIMITED PARTNERSHIP:**

**ZONE CHANGE** to reclassify 4.0 acres from an R-E (Rural Estates Residential) Zone to a C-1 (Local Business) Zone.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase wall height; **2)** driveway departure distance; and **3)** driveway throat depth.

**DESIGN REVIEWS** for the following: **1)** alternative parking lot landscaping; and **2)** a shopping center.

Generally located on the southwest corner of Rainbow Boulevard and Shelbourne Avenue within Enterprise (description on file). JJ/jor/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**

176-15-601-004

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase a proposed decorative block wall to 8 feet where 6 feet is the maximum allowed per Chapter 30.64 (a 33% increase).
2. Reduce the driveway departure distance to 160 feet 6 inches where 190 feet is the standard per Uniform Standard Drawing 222.1 (a 15% reduction).
3. Reduce the driveway throat depth to 6 feet 11 inches where 75 feet is required per Uniform Standard Drawing 222.1 (an 84% reduction).

**DESIGN REVIEWS:**

1. Alternative parking lot landscaping for landscape finger islands where Figure 30.64-14 is required.
2. A proposed shopping center.

**LAND USE PLAN:**

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 4

- Project Type: Proposed shopping center
- Number of Stories: 1
- Building Height (feet): 35 (maximum)
- Square Feet: 39,055
- Parking Required/Provided: 195/200

#### Site Plan & Request

The plan depicts an in-line retail building design (with a breezeway in the center of the building), and the front faces east towards Rainbow Boulevard. Access to the site is provided via driveways along Shelbourne Avenue (north), Rainbow Boulevard (east), and Camero Avenue (south). Parking is located around the perimeter of the site, 195 parking spaces are provided where 200 parking spaces are required. The site plan depicts loading spaces along the west facing elevation of the buildings, trash enclosures are located along the west property line, and pedestrian walkways are provided north, east, and south of the retail building. Lastly the site plan shows a proposed 8 foot high decorative block wall along the west property line.

The applicant is requesting a conforming zone change to reclassify the site from R-E zoning to C-1 zoning for a proposed shopping center. A design review is required for alternative parking lot landscaping. Furthermore, this application includes a waiver of development standards to allow an 8 foot high decorative block wall, where 6 feet is the maximum allowed per Title 30. There are 2 additional waiver requests for the driveway departure distance and the driveway throat depth.

#### Landscaping

The site plan depicts detached sidewalks along the north, south, and east property lines. Landscaping such as 24 inch box trees and 5 gallon shrubs will be planted throughout the site. The applicant embellished the north, south, and eastern parking lot areas with the required landscape fingers islands per Chapter 30.64. The applicant is providing alternative parking lot landscaping along the west property line; and since a sufficient amount of trees is provided throughout the site a design review for alternative parking lot landscaping is warranted.

#### Elevations

The plan shows a 1 story retail building with a maximum height of 35 feet. The applicant designed the building to include a centrally located breezeway, varying roof parapet heights, stucco exterior walls, metal canopies/screens for architectural interest, and wood veneer accents.

#### Floor Plan

The provided plan shows a rectangular shaped in-line retail building with an overall area of 39,055 square feet.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

The applicant is requesting to reclassify the site to C-1 zoning for the development of retail business or personal services and to serve as a convenience to neighborhoods and limited local

markets. The waiver to reduce the required departure distance on Camero Avenue is necessary since the driveways are located as far as possible from the intersection. The reduction in driveway throat depth is warranted since there are no parking spaces within 30 lineal feet, and this will not negatively impact vehicles entering the site. The overall design of the site includes perimeter landscaping with a sufficient amount of trees throughout the shopping center and an 8 foot high decorative block wall for screening along the west property line.

### **Surrounding Land Use**

|       | <b>Planned Land Use Category</b> | <b>Zoning District</b> | <b>Existing Land Use</b>             |
|-------|----------------------------------|------------------------|--------------------------------------|
| North | Open Lands                       | P-F                    | Southwest Career & Technical Academy |
| South | Corridor Mixed-Use               | C-2                    | Undeveloped                          |
| East  | Corridor Mixed-Use               | C-2                    | Shopping center                      |
| West  | Public Use                       | R-E                    | Undeveloped                          |

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

### **Related Applications**

| <b>Application Number</b> | <b>Request</b>  |
|---------------------------|---|
| VS-23-0416                | A vacation and abandonment for easements and right-of-way 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**

#### **Comprehensive Planning**

##### Zone Change

The applicant is requesting to reclassify the subject parcel from R-E zoning to C-1 zoning. Staff finds that this request is conforming to the Master Plan and supports Policy 1.3.3. Neighborhood Services which states, in part, that development should encourage the integration of grocery stores, restaurants, medical offices, and other daily needs services as part of or adjacent to neighborhoods. Reclassifying the site to C-1 zoning for a proposed shopping center promotes surrounding neighborhoods to have additional connections to local businesses. The site is immediately adjacent to C-2 zoning to the south and to the east. The request is compatible to the area; therefore, staff can support this request.

##### Waivers 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.

### Waivers of Development Standards #1

The site plan shows a proposed decorative block wall along the west property line. The applicant is requesting to increase the wall height to 8 feet where 6 feet is the maximum allowed per Title 30. Staff finds that the wall height does not pose a negative impact to the undeveloped parcel to the west. The proposed decorative block wall will adequately screen the proposed shopping center from any future development to the west; therefore, staff supports this request.

### Design Reviews

The submitted plans show an aesthetically pleasing design for a shopping center that is balanced in terms of scale and architectural design. The proposed shopping center design will contribute to enhancing the streetscape along Shelbourne Avenue, Rainbow Boulevard, and a portion of Camero Avenue. Since staff supports the zone change, staff supports these requests.

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

#### Waiver of Development Standards #2

Staff has no objection to the reduction in the departure distance for the Camero Avenue commercial driveway. The applicant placed the driveway as far west as the site will allow.

#### Waiver of Development Standards #3

Staff can support the request to reduce the throat depth for the commercial driveways on Shelbourne Avenue, Rainbow Boulevard, and Camero Avenue as the applicant has reduced the potential conflicts by providing extra landscape planters on the drive aisles to provide drivers more distance before they encounter any conflicting parking spaces.

### **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**

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- 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 installation and use of cooling systems that consumptively use water will be prohibited; 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; 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 the waivers of development standards and design reviews must commence within 2 years of approval date or they will expire.

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Shelbourne Avenue, 25 feet to the back of curb for Camero Avenue and associated spandrels;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Rainbow Boulevard improvement project.
- 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 #0239-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Enterprise - approval of the zone change, waivers of developments, and design review #2; denial of design review #1 (design review as a public hearing for lighting and signage; street trees to be shade trees that meet Southern Nevada Regional Planning Coalition plant list #4 or #5 rating).

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** SHLV, LLC

**CONTACT:** JASON VOSSMER, 7115 BERMUDA ROAD, LAS VEGAS, NV 89119