

04/15/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0187-U S HUI DE REAL ESTATE INVESTMENT CORP:

WAIVER OF DEVELOPMENT STANDARDS to increase building height.

DESIGN REVIEW for a new commercial building consisting of retail and parking garage in conjunction with an existing shopping center on 3.14 acres in a CG (General Commercial) Zone.

Generally located on the southeast corner of Pioneer Avenue and Arville Street within Paradise.
JJ/sd/kd (For possible action)

RELATED INFORMATION:

APN:

162-18-512-007 through 067

WAIVER OF DEVELOPMENT STANDARDS:

Increase the height of the proposed building to 55 feet where the maximum height allowed is 50 feet per Section 30.02.14 (a 10% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4280 Spring Mountain Road
- Site Acreage: 3.14
- Project Type: Retail building with parking garage
- Building Height (feet): Up to 55
- Square Feet: 15,175 (proposed retail)/45,000 (proposed garage)/ 60,175 (proposed total)
- Parking Required/Provided: 232/345
- Sustainability Required/Provided: 7/8

Site Plans

The plans depict an existing L-shaped shopping center consisting of several retail buildings at the corner of Pioneer Avenue and Arville Street. The site has 3 driveways providing access to Spring Mountain Road, Arville Street, and Pioneer Avenue. The proposed plans are for a new parking garage with retail uses on the first floor located on the northwest portion of the shopping center adjacent to the corner of Arville Street and Pioneer Avenue. The proposed retail and parking garage building will be constructed on top of a portion of the existing the parking lot, which currently accommodates 50 cars. The new garage will provide 91 spaces, including 4 handicap

spaces. The site will now provide 345 parking spaces where 232 parking spaces are required. The proposed building meets the required 10 foot setback from the north and west property lines.

Landscaping

The plans depict new landscaping at the corner of Arville Street and Pioneer Avenue consisting of an existing attached sidewalk and landscaping on each side of the sidewalk. No other changes to the landscaping is proposed with this application.

Elevations

The building design is carrying the theme of existing Shanghai Plaza with an exterior design of brick façade and crown molding cornices at the top of the building. Decorative arches and rails will match the existing buildings within the shopping center. The majority of the proposed building will be lower than the maximum height allowed of 50 feet. However, a small portion of the building will exceed the maximum height of 50 feet for a total height of 55 feet to accommodate the elevator shaft.

Floor Plans

The plans depict individual retail suites ranging in size between 1,600 square feet to 1,757 square feet on the first level. Levels 2, 3, and 4 are dedicated as a garage for on-site parking. The overall square footage of both the retail and parking garage is 60,175 square feet.

Applicant's Justification

The applicant states the development is compatible with the surrounding neighborhood and will provide an environment of stable and desirable character consistent with the County's policies and regulations. According to the applicant, the portion of the building with increased height is the elevator tower machine sitting over the elevator cart and will need certain clearance from the finish floor to make the elevator functional. The elevator tower height is 54 feet and 6 inches, which is higher than 50 foot maximum height allowed limit. Since the elevator is sitting in the middle of the building, the protruding height will not have negative impact on the pedestrian along the streets.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-500125-16	Tentative map for a commercial subdivision in a C-2 zone within Adult Overlay District	Approved by PC	September 2016
ZC-0029-16	C-2 zoning and design review for a shopping center; waiver of development standards and design review for shopping center	Approved by BCC	March 2016

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South & West	Corridor Mixed-Use	CG	Shopping center/office/warehouse
East	Corridor Mixed-Use	IL	Warehouse facility

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

Waiver 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.

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 does not have an objection to the increased building height as it should have minimal to no impact on the surrounding properties. The requested waiver of development standards to increase the building height is related to an elevator tower, which is used for the elevator equipment and only a small portion of the building (elevator shaft) is exceeding the maximum height. The portion of the building that exceeds maximum height is located within the center portion of the building and is partially screened from the right-of-way. In addition, the majority of the proposed building heights and building design are to code standards and are consistent and compatible with the buildings within the shopping center. Therefore, staff does not anticipate any adverse impacts from the increased height and can support the waiver.

Also, the parking garage will assist in reducing the potential heat island effects that would be otherwise unabated from having the entire parking spaces previously exposed to the sun. In addition, parking is exempt from the maximum parking of a maximum of 15% above the minimum required when utilizing structured parking garages. Staff can support this design review.

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

- 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; 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

- Drainage study and compliance;
- Traffic study and compliance;
- Reconstruct any unused driveways with full off-site improvements.
- Applicant is advised that off-site improvement permits may be required.

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 #0432-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: U S HUI DE REAL ESTATE INVESTMENT CORP

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