

01/05/22 BCC AGENDA SHEET

FINISHED GRADE
(TITLE 30)

LAS VEGAS BLVD S/ERIE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-21-0665-RIVERVIEW LVB DEVELOPMENT, LLC:

DESIGN REVIEW for finished grade in conjunction with a previously approved shopping center on a 7.5 acre portion of a 15.4 acre site in a C-2 (General Commercial) Zone and an H-1 (Limited Resort and Apartment) Zone.

Generally located on the west side of Las Vegas Boulevard South and the south side of Erie Avenue within Enterprise. MN/md/jd (For possible action)

RELATED INFORMATION:

APN:

177-32-701-009 ptn

DESIGN REVIEW:

Increase finished grade to 126 inches (36 inches previously approved) where a maximum of 18 inches is the standard per Section 30.32.040 (a 600% increase).

LAND USE PLAN:

ENTERPRISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 7.5 (project site)/15.4 (overall site)
- Project Type: Shopping center
- Parking Required/Provided: 295/295

History & Request

A portion of the subject parcel consisting of 7.5 acres was reclassified to a C-2 zone for a proposed shopping center via ZC-20-0598 by the Board of County Commissioners in February 2021. A design review to increase finished grade up to a maximum of 36 inches was approved with the zone change. However, due to the slope across the project site and the existing wash, the applicant is now requesting to increase finished grade up to a maximum of 126 inches.

Site Plan

The previously approved plans depict a shopping center consisting of 6 buildings. Building A, located within the southwest portion of the site, consists of a restaurant, retail, and office space. A use permit was requested to reduce the separation requirement between Building A and the multiple family development (currently under construction) to the west for on-premises consumption of alcohol, outside dining, and drinking. Building A is divided into 2 parts and is connected via a breezeway at the second level of the building. Buildings B1 and B2, located within the northwest portion of the site, consist of restaurants. Building B1 features a 12 foot wide drive-thru lane located along the north side of the structure. Bicycle spaces are located at the northwest corner of Building B2. Buildings C and E, located at the southeast portion of the site, feature retail and restaurant uses. Buildings D and F, located within the northern portion of the site, consist of retail and restaurant uses. All buildings depicted on the plans feature an area for outside dining and drinking. The cumulative area designated for outdoor dining and drinking totals 7,700 square feet. The shopping center requires 295 parking spaces where 295 parking spaces are provided. Parking for the shopping center is located along the west side of the project site, and is screened from Las Vegas Boulevard South by Buildings A through F. Access to the site is granted by existing and proposed commercial driveways adjacent to Las Vegas Boulevard South. Future cross access is provided along the north and south perimeters of the project site. Due to the slope across the site and the existing wash there will be a 126 inch (10.5 foot) difference between the existing grade and the finished grade within the interior of the site. No changes or modifications are proposed to the previously approved site plan.

Landscaping

The previously approved landscape plans depicted a 66 foot wide landscape area, with a 5 foot wide detached sidewalk, along Las Vegas Boulevard South. The landscape area consists of 24 inch box trees, shrubs, and groundcover. The proposed landscaping and detached sidewalk are located within Las Vegas Boulevard South and were previously approved with a waiver of development standards for non-standard improvements within the right-of-way via ZC-20-0598. The landscape area along the west property line, adjacent to the multiple family development that is currently under construction, measures between 23 feet to 24 feet in width. Twenty-four inch box trees planted 20 feet on center, including shrubs and groundcover are planted within this area. A decorative 6 foot high block wall will also be provided along this property line. A 5 foot wide pedestrian trail is also located within the landscape area along the west property line. The trail connects to the residential development to the west, to Erie Avenue, and to the trail along the south portion of the project site. A landscape area measuring between 15 feet to 25 feet in width is provided along the south portion of the property, adjacent to the 48 foot wide drive aisle. The landscape area consists of 24 inch box trees planted 20 feet on center, a pedestrian trail, shrubs, and groundcover. Interior parking lot landscaping is equitably distributed throughout the interior of the site. No changes or modifications are proposed to the previously approved landscape plan.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states this request is necessary due to the natural wash that currently intersects the site. The natural wash is approximately 7 feet in depth and will be diverted to a reinforced concrete box and routed under the proposed retail buildings. Once the reinforced concrete box is installed the site will be graded so that the building pads are an average of 3 feet above the natural site, which is needed to reduce the slope between the buildings. The finish floor height of the larger buildings (C, D, E, and F) are designed so that the finish floors will be stepped down following the grades of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-20-0598	Reclassified 7.5 acres of a 15 acre site to C-2 zoning for a proposed shopping center with a design review for finished grade	Approved by BCC	February 2021
DR-19-0525	Established the lighting design and comprehensive sign plan	Approved by BCC	August 2019
ADET-19-900415 (UC-0344-17)	Multiple family residential development and High Impact Project - until June 21, 2021 to complete	Approved by ZA	June 2019
VS-18-0862	Vacated and abandoned easements	Approved by PC	July 2019
DA-18-0977	Development agreement for a multiple family residential development	Approved by BCC	January 2019
VS-0342-17	Vacated and abandoned easements	Approved by BCC	June 2017
UC-0344-17	Multiple family residential development and High Impact Project with waivers of conditions of ZC-0674-01	Approved by BCC	June 2017
ZC-0674-01	Reclassified 259.6 acres, including this site, to H-1 zoning for resort hotels and to expand the Gaming Enterprise District	Approved by BCC	November 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Commercial Tourist	H-1	Undeveloped
East	Commercial Tourist & Office Professional	H-1 & H-2	Undeveloped
West	Commercial Tourist	H-1	Multiple family development under construction

*The subject property and surrounding area 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**Public Works - Development Review**

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Current 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.
- 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; 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

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include a 54 foot radius property line spandrel at the northeast corner of the site;
- Coordinate with Public Works - Traffic Management Division;
- Owner acknowledges that the proposed non-standard improvements (buildings, structures, landscaping, and improvements) are within the Las Vegas Boulevard right-of-way;

- Owners or its successors shall remove any non-standard improvements (buildings, structures, landscaping, and improvements) related to this application or any future applications within the planned right-of-way at its own expense upon notification from Clark County;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: RIVERVIEW HENDERSON DEVELOPMENT, LLC

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