

06/08/22 BCC AGENDA SHEET

SHOPPING CENTER
(TITLE 30)

BLUE DIAMOND RD/DURANGO DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-22-400056 (ZC-18-0118)-MEQ-BD & D II, LLC:

DESIGN REVIEWS SECOND EXTENSION OF TIME for the following: **1)** a proposed shopping center; and **2)** finished grade on 3.8 acres in a C-1 (Limited Commercial) Zone.

Generally located on the north side of Blue Diamond Road, 610 feet east of Durango Drive within Enterprise (description on file). JJ/jgh/syp (For possible action)

RELATED INFORMATION:

APN:

176-21-201-021 through 176-21-201-023

DESIGN REVIEWS:

1. A proposed shopping center.
2. Increase finished grade for a commercial development to 48 inches where a maximum of 36 inches (previously 18 inches) is the standard per Section 30.32.040 (a 167% increase).

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.8
- Project Type: Shopping center
- Number of Stories: 1
- Building Height (feet): Up to 22
- Square Feet: 28,200
- Parking Required/Provided: 215/220

Site Plans

The subject parcels are designated as Commercial General in the Enterprise Land Use Plan. Zone change ZC-18-0118 approved C-1 zoning for the entire site. The approved plans with the design review portion of that request depicted a proposed shopping center consisting of 5 in-line retail buildings. Only 1 of the buildings was the subject of this design review, the remaining 4 in-line retail buildings were shown as future developments. The plot layout of this site shows 4 buildings located approximately 12 feet from the north property line and the remaining building

located near the southeast corner of the property. North and east of this site is a developed compact lot single family subdivision. Parking is equitably distributed throughout the site with most of the parking spaces shown in front of the buildings along Blue Diamond Road. There is a shared access point shown from the property to the west that provides access to Blue Diamond Road.

Landscaping

The approved plans depicted 15 feet of street landscaping along Blue Diamond Road. Along the north property line adjacent to the in-line retail buildings, a 10 foot wide intense landscape buffer is shown next to a residential development. The remaining portion of that property line and the entire east property line depicts a single row of trees, approximately 10 feet on center. An existing 6 foot high CMU block wall is shown along the north and east property lines. Interior to the site, landscaping is distributed throughout the parking lot and around portions of the building footprints. The landscape materials include large trees, shrubs, and groundcover.

Elevations

The proposed building is 1 story, and will range in height from 18 feet to 22 feet to the top of the parapet wall. The design consists of colored stucco or EIFS, decorative limestone and slate veneer, painted metal bands, and aluminum storefront window systems.

Floor Plans

The approved plans depicted a total building area of 28,200 square feet. The proposed in-line retail building has an area of 9,600 square feet. The plans indicate that the building will be constructed with an open floor plan with areas that will be modified to meet the needs of the future tenants. The future in-line retail buildings range from 5,500 square feet to 14,000 square feet.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for ET-20-400034 (ZC-18-0118):

Current Planning

- Until April 4, 2022 to commence;
- 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 a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that 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.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for ZC-18-0118:

Current Planning

- Reduction to C-1 zoning and staff to prepare an ordinance to adopt the zoning;
- Cross access between parcel numbers 176-21-201-021 and 176-21-215-007;
- Design review as a public hearing on future building pad sites;
- Low level lighting throughout the entire project.
- Applicant is advised that 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;
- Off-site improvements along Blue Diamond Road to be coordinated with Nevada Department of Transportation (NDOT), and applicant to provide an approved NDOT encroachment permit to Public Works Development Review Division.

Applicant's Justification

The applicant indicates more time is needed to finalize development plans and obtain building and grading permits. A 2 year extension is being requested.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-20-0557	Vacated and abandoned easements located between Durango Drive and Cimarron Road within Enterprise	Approved by PC	February 2021
TM-20-500157	1 lot commercial subdivision on 3.7 acres in a C-1 zone	Approved by PC	December 2020
UC-20-0240	Alcohol sales in conjunction with a grocery store	Approved by BCC	August 2020
ET-20-400034 (ZC-18-0118)	Reclassified 3.8 acres from H-2 to C-1 zoning for a shopping center	Approved by BCC	June 2020
ZC-18-0640	Reclassified 3.8 acres from C-1 to C-2 zoning	Withdrawn	November 2018
ZC-18-0118	Reclassified 3.8 acres from H-2 to C-1 zoning for a shopping center	Approved by BCC	April 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Compact Neighborhood (up to 18 du/ac)	R-3	Compact lot & single family residential
South	Compact Neighborhood (up to 18 du/ac)	H-2 & R-3	Undeveloped & partially constructed condominium development
West	Corridor Mixed-Use	C-2	Shopping center

The site and the surrounding area are located in the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
ET-22-400055 (UC-20-0240)	An extension of time for a liquor and convenience store with waivers of development standards for setbacks and increased finished grade 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

Current Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

Staff finds that since the approval of ZC-18-0118, the applicant has made progress toward, commencing development of the project, the traffic study (PW19-16151) has been approved and the drainage study (PW19-16541) has been submitted to staff. With progress being made toward commencement, staff can support this request for an extension of time.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

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:

Current Planning

- Until April 4, 2024 to commence.
- 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; and that 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.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTEST:

APPLICANT: MEQ-BD & D II, LLC

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