

01/04/23 BCC AGENDA SHEET

JONES AND QUAIL COMMERCE CENTER
(TITLE 30)

JONES BLVD/QUAIL AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-22-500207-MEERKAT HOLDINGS, LLC:

TENTATIVE MAP consisting of 1 commercial lot on 2.2 acres in a C-1 (Local Business) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the north side of Quail Avenue and the east side of Jones Boulevard within Spring Valley. MN/md/syp (For possible action)

RELATED INFORMATION:

APN:

163-36-101-003

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.2
- Project Type: Restaurants with drive-thru

The plans depict a 1 lot commercial subdivision consisting of 2.2 acres for 2 future restaurants with drive-thru. Access to the site is granted via a single commercial driveway adjacent to Jones Boulevard. A second, exit only driveway is located at the southeast corner of the site along Quail Avenue.

Landscaping

The plans depict a street landscape area measuring 25 feet in width, including a 5 foot wide detached sidewalk, located along Jones Boulevard. A street landscape area measuring 20 feet in width, including a 5 foot wide detached sidewalk, is provided along Quail Avenue. The street landscape areas are designed with an intense landscape buffer, including shrubs and groundcover, screening the drive-thru lanes from the adjacent public streets. A 10 foot wide intense landscape buffer, per Figure 30.64-12, is provided along the east property line adjacent to the existing single family residence. A landscape area measuring 13.5 feet in width is also provided along the north property line, adjacent to the existing commercial development. Trees, shrubs, and groundcover are planted within the landscape area along the north property line. Interior parking lot landscaping is equitably distributed throughout the parking lot of the development.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-21-400110 (UC-0369-15)	Fourth application for review of a use permit to waive the requirement for a temporary commercial event with no primary business being established with a design review for a temporary parking lot	Approved by BCC	August 2021
AR-18-400099 (UC-0369-15)	Third application for review of a use permit to waive the requirement for a temporary commercial event with no primary business being established with a design review for a temporary parking lot	Approved by BCC	June 2018
UC-0369-15 (AR-0072-17)	Second application for review of a use permit to waive the requirement for a temporary commercial event with no primary business being established with a design review for a temporary parking lot	Approved by BCC	July 2017
UC-0369-15 (AR-0089-16)	First application for review of a use permit to waive the requirement for a temporary commercial event with no primary business being established with a design review for a temporary parking lot	Approved by BCC	August 2016
UC-0369-15	Waived the requirement for a temporary commercial event with no primary business being established with a design review for a temporary parking lot	Approved by BCC	August 2015

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial	C-1	Convenience store, gasoline station, & vehicle wash
South	Neighborhood Commercial	R-E	Undeveloped
East	Neighborhood Commercial	R-E	Single family residential
West	Neighborhood Commercial	C-1	Undeveloped

Related Applications

Application Number	Request
ZC-22-0628	A conforming zone change to C-1 zoning for 2 restaurants with a drive-thru is a companion item on this agenda.
VS-22-0629	A request to vacate and abandon patent 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

Current Planning

This request meets the tentative map requirements as outlined in Title 30.

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, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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 a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it 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 Quail Avenue and associated spandrel;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Jones Boulevard improvement project;
- Quail Avenue driveway shall be exit only.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Current Planning Division - Addressing

- 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 #0308-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Spring Valley - denial.

APPROVALS:

PROTESTS:

APPLICANT: LEE WILLIAMS

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