07/03/24 BCC AGENDA SHEET

UPDATE

TAVERN (TITLE 30)

SILVERADO RANCH BLVD/ARVILLE ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-23-400154 (WS-19-0816)-SCT SILVERADO RANCH & ARVILLE, LLC:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: **1)** reduce driveway separation; and **2)** reduce throat depth for a driveway.
DESIGN REVIEW for a proposed on-premises consumption of alcohol (tavern) on 0.8 acres in a C-2 (General Commercial) Zone.

Generally located on the north side of Silverado Ranch Boulevard and the east side of Arville Street within Enterprise. JJ/sd/syp (For possible action)

RELATED INFORMATION:

APN:
177-19-801-020

WAIVERS OF DEVELOPMENT STANDARDS:
1. Reduce the departure distance from the driveway to the intersection to 176.5 feet where 190 feet is required along Arville Street per Uniform Standard Drawing 222.1 (a 7.1% reduction).
2. Reduce throat depth for a driveway to 7 feet 11 inches where a minimum of 25 feet is the standard per Uniform Standard Drawing 222.1 (a 68% reduction).

LAND USE PLAN:
ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 0.8
- Project Type: Tavern
- Number of Stories: 1
- Building Height (feet): 24
- Square Feet: 4,600
- Parking Required/Provided: **(Phase 1) 45/45/ (Phase 2) 45/43**

Site Plans

The previously approved plans depict a tavern building located near the south portion of the property at the corner of Silverado Ranch Boulevard and Arville Street. Access to the site is provided by 1 driveway on Arville Street. Parking for the tavern is located on the northern portion of the parcel with a future cross access easement provided along the east side of the parcel. The building is set back 35 feet from Silverado Ranch Boulevard and 12 feet 6 inches from Arville Street.

The revised plans submitted with companion item WS-23-0709 depict a similar design for a proposed tavern and on-site consumption of alcohol with restricted gaming. Access to the site is provided by 1 driveway on Arville Street. Parking for the tavern is located on the northern portion of the parcel. The building is set back 35 feet from Silverado Ranch Boulevard and 12 feet 6 inches from Arville Street. The applicant is now requesting to allow an attached sidewalk, to increase wall height, and to reduce departure distance. In addition, the applicant is requesting to reduce the 36 foot minimum driveway width.

In 2022, the adjacent properties were approved to be rezoned to Residential Urban Density for the development of a single family residential development (NZC-22-0381). Since then, the connectivity between the project and a planned residential development is not suited for the project. The applicant has submitted 2 companion application requests. Companion application WC-23-400155 (ZC-0339-08) is to waive the prior conditions for a cross access and parking easements, and WS-23-0709 is a request to waive Title 30 standards for attached sidewalks and alternative landscaping along portions of the streets, retaining wall height, allow non-standard improvements, reduced driveway width, reduced departure distance, and reduce parking; as well as a design review for alternative parking lot landscaping, increased finished grade, and modifications to the previously approved design.

Landscaping

The previously approved plans show an approximate 15 foot wide landscape area with a detached sidewalk along both Arville Street and Silverado Ranch Boulevard, and a 10 foot wide landscape area consisting of trees and groundcover along the north and east property lines. Interior to the site, landscaping is distributed throughout the parking lot and around portions of the building footprint. The landscape materials include large trees, shrubs, and groundcover.

Per the waiver of development standards included in the companion application (WS-23-0709), an intense landscape buffer along the north and east property lines is provided. For the 10 parking spaces interior to the site, two islands have been provided at both ends with only one tree provided on the northern island. Although the interior parking lot landscaping doesn't comply with Figure 30.64-14, the trees provided for the site exceed the number of the required trees. Therefore a request for alternative parking lot landscaping is included with that application. The request also includes a waiver to allow attached sidewalks with 10 feet of landscaping, and to locate landscaping in the spandrel area in the southwest corner of the site.

Elevations
The approved building is proposed to be 1 story, with the height of the building varying from 20 feet to 24 feet with elements to break-up the roofline. Materials will consist of colored stucco, decorative cornice molding, and aluminum storefront window system.

Floor Plan
The approved tavern will have an area of 4,600 square feet consisting of a bar, dining area, separate seating area, kitchen, offices, and restrooms.

Signage
Signage was not a part of the original request.

Previous Conditions of Approval
Listed below are the approved conditions for ET-22-400102 (WS-19-0816):

Current Planning

- Until December 04, 2023 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 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

- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Silverado Ranch Boulevard and the Silverado Ranch Detention Basin improvement projects;
- Compliance with previous conditions.

Applicant's Justification
The applicant states that the requested extension of time will allow the applicant to work through the necessary project development permitting approvals prior to commencing construction. Concurrently, the applicant has submitted related entitlement requests for the project (WS-23-0709). The applicant hereby requests a second extension of time for WS-19-0816, to allow a 2 year extension to commence construction by December 4, 2025.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-23-0392	**Vacated and abandoned easements**	**Approved by PC**	**September 2023**

Prior Land Use Requests

Application Number	Request	Action	Date
ET-22-400102 (WS-19-0816)	First extension of time for on-premises consumption of alcohol (tavern) with waivers for modified driveway standards	Approved by BCC	October 2022
WS-19-0816	On-premises consumption of alcohol (tavern) with waivers for modified driveway standards	Approved by BCC	December 2019
ZC-0339-08	Reclassified 0.9 acres from R-E to C-2 zoning for a future commercial development	Approved by BCC	May 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Business Employment	R-E	Undeveloped
South	Compact Neighborhood (up to 18 du/ac)	R-3	Undeveloped
West	Neighborhood Commercial	C-1	Convenience store & gasoline station

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

Related Applications

Application Number	Request
WC-23-400155 (ZC-0339-08)	Waiver of conditions to provide cross access and a parking easement is a companion item on this agenda.
WS-23-0709	A waiver of development standards for attached sidewalk, wall height, parking lot landscaping, non-standard improvements, departure distance, and to waive driveway width, and design review for a tavern and increased finished grade is a companion item on this agenda.
VS-24-0092	**A request to vacate and abandon a portion of a right-of-way being Arville Street located between Silverado Ranch Boulevard and Gary Avenue 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

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. **The applicant has**

submitted building permits for the tavern and is making progress towards commencement. In addition, staff supports the request since per the revised Title 30, a use permit is no longer required for a tavern.

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:

Comprehensive Planning
- Until June 5, 2026 to commence.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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
- **Landscaping in right-of-way to be approved by Public Works - Development Review;**
- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)
- No comment.

TAB/CAC: Enterprise - approval
APPROVALS:
PROTEST: 1 card

COUNTY COMMISSION ACTION: December 20, 2023 – HELD – To 02/07/24 – per the applicant.

COUNTY COMMISSION ACTION: February 7, 2024 – HELD – To 03/20/24 – per the applicant.

COUNTY COMMISSION ACTION: March 20, 2024 – HELD – To 06/05/24 – per the applicant.

COUNTY COMMISSION ACTION: June 5, 2024 – HELD – To 07/03/24 – per the applicant.

APPLICANT: SCT SILVERADO RANCH & ARVILLE, LLC
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