10/07/26 BCC AGENDA SHEET **UPDATE**

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0488-PBAJ HOLDINGS, LLC & WESTERLY ENTERPRISES, LLC:

AMENDED HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** parking lot landscaping (no longer needed); **2)** modify buffering and screening; **3)** reduce loading zone setback; **4)** reduce driveway throat depth; and **5)** modify driveway geometrics.
DESIGN REVIEW for a proposed shopping center on 2.48 acres in a CG (Commercial General) Zone.

Generally located north of Lake Mead Boulevard and west of Walnut Road within Sunrise Manor. WM/sd/cv (For possible action)

RELATED INFORMATION:

APN:
140-19-204-025 & 140-19-204-017

RELATED APN:
140-19-204-024

WAIVERS OF DEVELOPMENT STANDARDS:
1. Reduce parking lot landscaping where required per 30.04.01D **(no longer needed).**
2. a. Reduce the width of a landscape buffer (west property line) to 5 feet where a minimum of 15 feet is required per Section 30.04.02C (a 67% reduction).
   b. Reduce the width of a landscape buffer (north property line) to 5 feet where a minimum of 15 feet is required per Section 30.04.02C (a 67% reduction).
   c. Allow a single row of trees along the north and west property lines, where a double row of evergreen trees are required for buffering and screening per Section 30.04.02C **(no longer needed).**
   d. Eliminate required trees along a portion of the north and west property lines where a double row of evergreen trees are required for buffering and screening per Section 30.04.02C **(no longer needed).**
   e. Allow an existing 6 foot high block wall along a portion of the north property line where an 8 foot high decorative screen wall is required per Section 30.04.02C **(no longer needed).**
   f. Allow an existing 6 foot high block wall along the west property line where an 8 foot high decorative screen wall is required per Section 30.04.02C.
3. Reduce the setback of a proposed loading area to 43 feet where 50 feet is required per Section 30.04.06N (a 14% reduction).

4. a. Reduce the driveway throat depth along Lake Mead Boulevard to 10 feet where a minimum of 100 feet is required per Section 30.04.08 and Uniform Standard Drawing 222.1 (a 90% reduction).
   b. Reduce the driveway throat depth along Walnut Road to 4 feet where a minimum of 25 feet is required per Section 30.04.08 and Uniform Standard Drawing 222.1 (an 84% reduction).
5. Reduce the driveway width to 32 feet where 36 feet is the standard per Uniform Standard Drawings 222.1 (an 11% reduction).

LAND USE PLAN:
SUNRISE MANOR - NEIGHBORHOOD COMMERCIAL

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 2.48
- Project Type: Shopping center
- Building Height (feet): 28 (maximum)
- Square Feet: 15,150
- Parking Required/Provided: 102/116
- Sustainability Required/Provided: 7/0

Site Plan
The plans depict a new commercial shopping center with access from both Walnut Road and Lake Mead Boulevard. The site features 2 proposed commercial buildings and 1 future pad site at the northeast portion of the site. Building #1 and Building #2 are in the western portion of the development. Cross access is shared between the proposed development, and the existing retail building on the southeast corner of the overall site. Parking is located throughout the site and pedestrian pathways are shown between all buildings within the complex.

Landscaping
The plans depict street landscaping with a 10 foot wide landscape strip with attached sidewalks along Lake Mead Boulevard and a 40 foot wide landscape area along Walnut Road.

Additional waivers are required because the applicant is modifying buffering and screening standards along the north and west property lines. **The applicant is providing a double row of evergreen trees along the north and west property lines to meet full buffering and screening per Section 30.04.02.** Portions of the landscape buffer width are reduced, and a **6 foot high screen wall is proposed along the western property line** instead of an 8 foot high decorative screen wall.

Elevations
The plans depict commercial buildings with varied roofline, parapet walls, decorative columns, variations in windows and recognizable materials and surface colors. Building #1 will be up to 28 feet in height and Building #2 will be up to 25 feet in height. Each has stucco exterior finish

with storefront glazed windows and roll up doors. No elevations are provided for the other proposed building with this application and is noted as a future pad site.

Floor Plans

The plans depict Building #1 with storage, kitchen, sales area, breakroom, cooler and general seating area. Building #2 floor plan depict an office, conference room, storge, freezer and cooler, restroom, and lobby reception.

Applicant's Justification

The applicant states the proposed commercial complex and requested waivers will not impact the immediate area. The reduced throat depth allow for more designated parking spaces and traffic flow with the adjacent commercial property. The requested reduction in the perimeter landscaping requirements and setback for the loading zone will grant the applicant additional area needed for proper operations of these buildings.

Prior Land Use Requests

Application Number	**Request**	**Action**	**Date**
DR-19-0011	Design review for a medical office building - expired	Approved by BCC	February 2019
WC-19-400002 (ZC-0497-12)	Waiver of conditions of a zone change requiring per plans shown at the BCC meeting	Approved BCC	February 2019
VS-18-0368	Vacation and abandonment of easements and right-of-way - recorded	Approved by PC	July 2018
WS-0949-17	Waiver of development standard to allow non-standard street improvements in conjunction with an approved retail auto parts store	Approved by BCC	December 2017
DR-0657-15	Design review for a retail auto parts store on a portion of 2.5 acres	Approved by BCC	November 2015
VS-0291-15	Vacation and abandonment of Walnut Road - recorded	Approved by PC	June 2015
ZC-0497-12	Zone change to reclassify 2.5 acres from R-E and R-2 zoning to C-1 zoning with a waiver of development standards for alternative landscaping and a design review for a retail center and funeral home	Approved by BCC	December 2012

Surrounding Land Use

	Planned Land Use Category	**Zoning District (Overlay)**	**Existing Land Use**
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential
South	Neighborhood Commercial and Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG & RS5.2	Convenience store and gas station, single-family residential, & undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Neighborhood Commercial	CG	Retail center
West	Compact Neighborhood (up to 18 du/ac)	RM18	Multi-family residential

Related Applications

Application Number	Request
TM-26-500110	A tentative map for a 1 lot commercial subdivision is a companion item on this agenda.

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.

Waiver of Development Standards #1
No longer needed.

Waiver of Development Standards #2a, #2b, & #2f
Buffering and screening is required on the north property line and west property line of the site where the applicant's project is adjacent to an existing multi-family and single-family residential developments. Per Title 30, buffering and screening shall be provided to enhance the visual appearance of the community, reduce impacts of uses and activities on neighboring properties, reduce heat island effect, and mitigate stormwater runoff. Screen walls are essential to mitigate potential impacts from non-residential uses adjacent to residential properties. Staff also does not support this request.

Waiver of Development Standards **#2c, #2d, & #2e**
No longer needed.

Waiver of Development Standards #3
Staff cannot support the requested reduction of the proposed loading areas along the west property line that is adjacent to residential uses. Staff has concerns that the proposed location

will create excess noise and pollution next to the existing multi-family residences to the west. Since the proposed commercial complex will be a new development staff finds that the applicant can redesign the site plan to accommodate loading areas outside of the required 50 foot setback and staff find the location is a self-imposed hardship.

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.

The commercial development and parking lot is functional, and that varying rooflines and building materials are integrated into the design of the building. However, staff is not supporting the proposed design of the commercial complex due to the waiver of development standards along with the proposed orientation of Building #1 that will have roll-up doors facing towards residential uses to the west where the applicant has requested a reduction in the required buffering and screening. Staff finds the proposed commercial development can be redesigned to accommodate reduction in the required parking lot landscaping, buffering and screening along the north and west property lines for residential adjacency and the proposed location of the loading zone that encroaches into the setback. In addition, the applicant has not provided sustainability points or identified sustainability measures with their proposed development. Staff cannot support the proposed design review.

Public Works - Development Review

Waiver of Development Standards #4

Staff finds that the throat depth on the Walnut Road ingress is acceptable and exceeds what was previously approved. Therefore, staff has no objection to the reduced throat depths proposed for the driveways.

Waiver of Development Standards #5

Staff has no objection to the reduced driveway width for the existing driveway. The driveway layout already functions safely within the site, and the reduction will not negatively impact traffic circulation or create conflicts within the right-of-way.

Staff Recommendation

Approval for waivers of development standards #4 and #5; denial of waivers of development standards #**2a, #2b, #2f,** #3, and the design review.

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
If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 4 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;
- Applicant is advised that Nevada Department of Transportation (NDOT) 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 #0060-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Sunrise Manor - approval of waivers of development standards #3 through #5 and the design review.
APPROVALS: 2
PROTESTS: 2

COUNTY COMMISSION ACTION: September 16, 2026 – HELD – To 10/07/26 – per the applicant.

APPLICANT: ACG DESIGN
CONTACT: ACG DESIGN, 4310 CAMERON STREET, SUITE 12-A, LAS VEGAS, NV 89103