

SHOPPING CENTER  
(TITLE 30)

RAINBOW BLVD/WINDMILL LN

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-21-400030 (WS-18-0971)-HANWEN RAINBOW, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** for modified driveway design standards.

**DESIGN REVIEW** for a proposed shopping center on 3.8 acres in a C-2 (General Commercial) Zone.

Generally located on the west side of Rainbow Boulevard and the south side of Windmill Lane within Enterprise. JJ/sd/jd (For possible action)

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RELATED INFORMATION:

**APN:**

176-15-501-008

**WAIVER OF DEVELOPMENT STANDARDS:**

Allow a minimum 4.5 foot commercial driveway throat depth along a public street frontage where a 100 foot commercial driveway throat depth is required per Uniform Standard Drawing 222.1 (a 96% reduction).

**LAND USE PLAN:**

ENTERPRISE - COMMERCIAL GENERAL

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 8105 S. Rainbow Boulevard
- Site Acreage: 3.8
- Project Type: Shopping center
- Number of Stories: 1
- Building Height (feet): Up to 30
- Square Feet: 32,365
- Parking Required/Provided: 162/164

Site Plans

The approved plans depict a 32,365 square foot shopping center consisting of a convenience store with gasoline pumps, and 2 inline retail buildings. The convenience store and gasoline pumps are located on the northern portion of the site. The inline buildings are located along the west and south perimeters of the site with parking shown in front of the buildings facing

Rainbow Boulevard. The nearest residential use is across Rainbow Boulevard, recently approved for a multiple family complex. The site has access to both Rainbow Boulevard and Windmill Lane. This request also includes a waiver of development standards to reduce driveway throat depth along Rainbow Boulevard and Windmill Lane. The largest reduction occurs on Rainbow Boulevard and is 4 feet, 6 inches. The other 2 driveways will have throat depths of 15 feet, 8 inches, and 33 feet, 3 inches respectively.

#### Landscaping

The approved plans depict a 15 foot wide to 25 foot wide landscape area with a detached sidewalk along Rainbow Boulevard and Windmill Lane. A 10 foot wide landscape area with trees shown every 20 feet is located along the west and south property lines. Interior parking lot trees are distributed throughout the site. Landscape materials include trees, shrubs, and groundcover.

#### Elevations

The approved buildings are 1 story, up to 30 feet high, and similar in design. Building materials consist of stucco finish, stone veneer accents, reveal bands, aluminum storefront windows, and tile roof elements. The fuel canopy is 19 feet high and will have similar colors and building materials.

#### Floor Plans

The convenience store has an area of 3,225 square feet consisting of customer service areas, a sales floor, storage areas, restrooms, and an office. The inline retail Building 2 is 22,945 square feet and inline retail Building 3 is 6,195 square feet. The plans indicate the buildings will be constructed with an open floor plan with areas that will be modified to meet the needs of future tenants.

#### Signage

Signage is not a part of this request.

#### Previous Conditions of Approval

Listed below are the approved conditions for WS-18-0971:

##### Current Planning

- Per revised plans.
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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.
- Traffic study and compliance.
- Full off-site improvements.

- Right-of-way dedication to include up to 15 feet for Windmill Lane together with any additional right-of-way necessary for the spandrel with the correct back of curb radius and property line radius at the intersection of Windmill Lane and Rainbow Boulevard.
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for a bus turnout including passenger loading/shelter areas in accordance with RTC standards.
- Applicant is advised that right-of-way dedications may necessitate the vacation and rededication of various easements; that the bus turnout/right-turn lane shown on the plans does not comply with Uniform Standard Drawing 234.4; that the radius of the ingress side of the Windmill Lane driveway must be a minimum of 25 feet; that minimum driveway widths are measured from the lip of gutter to the lip of gutter; and that the installation of detached sidewalks will require the dedication of right-of-way to back of curb, or vacation of right-of-way as necessary, 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.

**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 #0734-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**Applicant's Justification**

The applicant states that an extension of time is needed as the land use entitlement expires on February 6, 2021. So far architectural plans have been approved and the applicant is close to obtaining civil improvement plans.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
VS-20-0588	Vacated and abandoned easements	Approved by PC	March 2021
TM-19-500164	1 lot commercial subdivision	Approved by PC	September 2019
VS-19-0370	Vacated and abandoned government patent easements	Approved by PC	July 2019
WS-18-0971	Modified driveway design standards with a design review for a shopping center	Approved by BCC	February 2019

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Commercial Neighborhood	C-1	Convenience store & gasoline station
South	Public Facility	P-F	High school
East	Commercial General	R-4 & R-E	Multiple family & undeveloped
West	Public Facility	P-F	Metro substation

The subject site and surrounding area are in 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**

##### **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.

County records show the applicant has applied for grading permits, lighting permits, and commercial building permits, which are currently under review by the County. The applicant has been making progress in obtaining requisite approvals; therefore, staff can support an extension of time for 2 years.

##### **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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

### **PRELIMINARY STAFF CONDITIONS:**

##### **Current Planning**

- Until February 6, 2023 to commence.
- 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**

- Compliance with previous conditions.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:** Enterprise - approval.

**APPROVALS:**

**PROTEST:**

**APPLICANT:** MK ARCHITECTURE

**CONTACT:** MK ARCHITECTURE, 50 E. SERENE AVE. #414, LAS VEGAS, NV 89123