

SITE LIGHTING
(TITLE 30)

RAINBOW BLVD/BLEU DIAMOND RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-21-0225-RAINBOW & BLEU DIAMOND SE, LLC:

DESIGN REVIEW for a site lighting plan in conjunction with a previously approved shopping center and convenience store with gasoline pumps on 8.1 acres in a C-2 (General Commercial) Zone.

Generally located on the east side of Rainbow Boulevard and the south side of Blue Diamond Road within Enterprise. JJ/rk/jd (For possible action)

RELATED INFORMATION:

APN:

176-23-201-010; 176-23-201-015; 176-23-201-018

LAND USE PLAN:

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 8.1
- Project Type: Site lighting plan
- Light Pole Height (feet): Up to 25

History & Site Plans

The plans depict a proposed shopping center consisting of 7 buildings with a total of 43,906 square feet on 9 acres. Three retail buildings will be constructed upon approval while the remaining buildings are reserved for future development. A convenience store with gasoline pumps is located on the northwestern portion of the site, 2 retail/restaurant buildings with drive-thru service are located on the northeastern portion of the property, and another retail/restaurant building with drive-thru service is located on the southwestern portion of the site. Parking areas are distributed throughout the shopping center. The site will have access from Rainbow Boulevard, Santa Margarita Street, and Serene Avenue. This request is for a design review for the site lighting as part of the conditions of approval under the original zone change (NZC-18-0915).

Lighting

The plans depict the type of lighting, approximate heights of lighting fixtures, and a photometric plan demonstrating compliance with the Development Code. The height at which the lighting fixtures are installed on the exterior walls, as depicted on the elevations, ranges between 12 feet to 19 feet. All exterior building light fixtures are full cut-off and similar in terms of design, materials, finish, color, and color of light. The proposed freestanding luminaries (light poles) have a maximum height of 25 feet, where a maximum height of 25 feet is permitted by Code.

Applicant's Justification

The applicant indicates light fixtures will be provided around the building to help illuminate walkways and create a safe and illuminated environment for employees and customers. The single headed pole mounted light fixtures are distributed throughout the property to illuminate the parking area. All light fixtures will have shielding to defer light from adjacent lots conforming to Clark County regulations, and will have no impact to the surrounding area outside the project site.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|--|-----------------|---------------|
| WS-20-0428 | Comprehensive sign plan with waivers for reduced separation between freestanding signs, reduced sign setbacks, and allowed roof signs | Approved by PC | January 2021 |
| VS-20-0161 | Vacated and abandoned right-of-way being Rainbow Boulevard between Serene Avenue (alignment) and Blue Diamond Road | Approved by BCC | April 2020 |
| TM-20-500047 | 1 lot commercial subdivision for a previously approved shopping center | Approved by BCC | April 2020 |
| WS-19-0725 | Waiver to allow alternative landscaping, design review for modifications to an approved shopping center | Approved by BCC | November 2019 |
| NZC-18-0915 | Reclassified from R-E and H-2 to C-2 zoning for a shopping center, waivers for modified driveway and separation, design review for shopping center | Approved by BCC | June 2019 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|-----------------------------------|------------------------|--------------------------|
| North | Commercial General | C-2 & H-2 | Undeveloped |
| South | Business and Design/Research Park | C-2 | Undeveloped |
| East | Business and Design/Research Park | M-D, M-1, & C-1 | Warehouse & undeveloped |
| West | Commercial General | H-2 | Retail shopping center |

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis**Current Planning**

The plans indicate that all the lighting fixtures will be shielded and/or directed away from the abutting residential uses. The photometric calculations submitted for the lighting indicate the on-site lighting will not have a negative impact on the abutting developments. Staff finds the lighting plan complies with Urban Specific Policy 15 of the Comprehensive Master Plan which states that lighting design should be sensitive to off-site residential uses. This policy also encourages all light sources to be shielded to direct light away from residential uses. Therefore, staff can support this request.

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**

- 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 this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KRISTEN KENT

CONTACT: MORIAH CURRAN, PGAL, 3379 W. OQUENDO RD., LAS VEGAS, NV 89118