DR-0734-17 – MAJESTIC ENTERPRISE HOLDINGS, LLC:

DESIGN REVIEW for a proposed retail building and a restaurant with drive-thru service within an approved commercial center on a portion of 6.4 acres in an H-1 (Limited Resort and Apartment) (AE-60) Zone in the MUD-2 Overlay District.

Generally located on the southwest corner of Blue Diamond Road and Dean Martin Drive within Enterprise. SB/al/ml (For possible action)

RELATED INFORMATION:

APN:
177-17-111-008 ptn

LAND USE PLAN:
ENTERPRISE – COMMERCIAL TOURIST

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 6.4 (portion)
- Project Type: Retail building within an approved commercial center
- Number of Stories: 1
- Building Height: 28 feet
- Square Feet: 5,085 this request
- Parking Required/Provided: 176/313 commercial center

History
Previous land use applications referred to the project as a shopping center. Per Code a shopping center has a minimum area of 25,000 square feet. The plans approved for UC-0827-15 depicted a shopping center with a total area of 39,200 square feet. The current plan for the site depicts a total building area of 24,603 square feet; therefore, the site is no longer considered a shopping center and is now being designated as a commercial center.

Site Plan
This is a request for a proposed in-line retail building within an approved commercial center. The approved site plan for the commercial center depicts 6 proposed buildings on pad site designated as Pads A through F. The proposed building is located on Pad D of the previously approved site plan for the commercial center, which is located on the west side of Dean Martin Drive approximately 315 feet south of Blue Diamond Road. To date a total of 3 buildings have
been approved for the commercial center. The building on Pad F was approved with the original application for the commercial center (UC-0827-15) and is located on the northeastern portion of the site, near the intersection of Blue Diamond Road and Dean Martin Drive. The buildings on Pad B and Pad C on the northwestern portion of the site and modifications to the approved building on Pad F were approved by DR-0206-16. The building on Pad F is an in-line retail building and the buildings on Pad B and Pad C are restaurant buildings with drive-thru services. Access to the site is provided by 2 driveways from Valley View Boulevard on the west side of the site and 2 driveways from Dean Martin Drive on the eastern portion of the site. The proposed building has a drive-thru service lane which is located along the north, east, and south sides of the building.

**Landscaping**
No changes are proposed or required to the approved landscape plan for the shopping center. Existing landscaping and sidewalks (attached sidewalk along Blue Diamond Road, detached sidewalk along Dean Martin Drive, and attached sidewalk along a portion of Valley View Boulevard) will remain. Portions of the existing landscaping were installed in the right-of-way per the approval of WS-1758-06. Per the approved landscape plan for the commercial center, additional landscaping per Title 30 standards is provided along the street frontages in addition to the existing landscaping.

**Elevations**
The proposed building is 1 story with a maximum height of 28 feet. The building elevations include architectural enhancements such as flat roofs behind parapet walls, stucco finish, stone veneer accents, and dark bronze aluminum storefront windows systems. The proposed building is architecturally compatible with and has similar design features as the approved buildings within the commercial center.

**Floor Plans**
The proposed building has a total area of 5,085 square feet and is divided into 3 tenant spaces. The largest tenant space is 2,473 square feet and is a Firehouse Sub restaurant with a drive-thru service window located on the northern portion of the building.

**Signage**
Signage is not a part of this request.

**Applicant’s Justification**
The applicant indicates that the proposed building is similar in design to the other approved buildings within the approved commercial center. According to the applicant, similar commercial uses exist along the Blue Diamond Road frontage, and the proposed building design is typical for the area.

**Prior Land Use Requests**

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
<th>Action</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>DR-0206-16</td>
<td>Restaurants with drive-thru services and retail buildings within an approved commercial center</td>
<td>Approved by BCC</td>
<td>May 2016</td>
</tr>
<tr>
<td>UC-0827-15</td>
<td>Use permits and a design review for a proposed shopping center</td>
<td>Approved by BCC</td>
<td>January 2016</td>
</tr>
<tr>
<td>Application Number</td>
<td>Request</td>
<td>Action</td>
<td>Date</td>
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<tr>
<td>ZC-0380-08 (ET-0117-11)</td>
<td>First extension of time to reclassify the subject site and adjacent property to H-1 zoning</td>
<td>Approved by BCC</td>
<td>January 2012</td>
</tr>
<tr>
<td>ZC-0380-08 (WC-0038-10)</td>
<td>Waiver of conditions requiring the construction of full off-site improvements with the expansion of an existing resort hotel (Silverton)</td>
<td>Approved by BCC</td>
<td>March 2010</td>
</tr>
<tr>
<td>TM-0062-09</td>
<td>3 lot commercial subdivision on 93 acres</td>
<td>Approved by BCC</td>
<td>October 2009</td>
</tr>
<tr>
<td>ZC-0380-08</td>
<td>Reclassified the subject site and adjacent property to H-1 zoning for a parking lot and future expansion of an existing resort hotel (Silverton)</td>
<td>Approved by BCC</td>
<td>May 2008</td>
</tr>
<tr>
<td>WS-1758-06</td>
<td>Waiver of development standards to allow street landscaping prior to development</td>
<td>Approved by PC</td>
<td>February 2007</td>
</tr>
</tbody>
</table>

### Surrounding Land Use

<table>
<thead>
<tr>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>C-2</td>
<td>Gasoline stations &amp; a fast food restaurant</td>
</tr>
<tr>
<td>South</td>
<td>H-1</td>
<td>Undeveloped</td>
</tr>
<tr>
<td>East</td>
<td>H-1</td>
<td>Resort hotel (Silverton)</td>
</tr>
<tr>
<td>West</td>
<td>R-E &amp; C-2</td>
<td>Public utility substation &amp; shopping center</td>
</tr>
</tbody>
</table>

### STANDARDS FOR APPROVAL:

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

### Analysis

#### Current Planning

The design of the proposed building complies with all Title 30 standards and policies in the Comprehensive Master Plan. Additionally, the design of the building is compatible with the other approved buildings within the commercial center; therefore, the project complies with Commercial Policy 67 to ensure that commercial developments are compatible with abutting uses. The architectural elements used to enhance the building comply with Urban Land Use Policy 78 which encourages architectural treatments on all building sides to eliminate blank building elevations.

### 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 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;
• If required by Regional Transportation Commission, dedicate and construct right-of-way for bus turnouts including passenger loading/shelter areas in accordance with Regional Transportation Commission standards.
• 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.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT:  Rick Lane
CONTACT:  Greg Borgel, 300 South 4th Street, Suite 1400, Las Vegas, NV  89101