DR-19-0334-BLUE DIAMOND DECATUR PLAZA, LLC:

DESIGN REVIEW for parking lot and building lighting in conjunction with an approved commercial center on 13.2 acres in a C-2 (Commercial General) Zone in the MUD-3 Overlay District.

Generally located on the south side of Blue Diamond Road and the west side of Decatur Boulevard within Enterprise. JJ/nr/ja (For possible action)

RELATED INFORMATION:

APN:
176-13-701-024; 176-13-801-016; 176-13-801-025

LAND USE PLAN:
ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:
Project Description
General Summary
- Site Address: 4945 Blue Diamond Road
- Site Acreage: 13.2
- Project Type: Parking lot and building lighting
- Light pole Height (feet): 20

Site Plan
The site plan depicts a previously approved commercial center with 8 buildings with various uses. The prior approval for the shopping center required a design review as a public hearing for lighting. This application is to satisfy that condition. The applicant proposes 40 straight steel light poles within the entire site. The proposed light poles are 20 feet high with down shielded lighting in order to be Title 30 compliant. The proposed lighting on the buildings within the center are also down shielded.

Landscaping
Landscaping is not a part of this request.
Signage
Signage is not a part of this request. Similar to this application the applicant will be required to process a design review as a public hearing for signage per the conditions of ZC-18-0256.

Applicant’s Justification
The applicant indicates that the proposed lighting will be installed in compliance with Clark County Codes and will not have a negative impact on the neighboring properties including light pollution leaving the property.

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>VS-18-0854</td>
<td>Vacated easements for detached sidewalks</td>
<td>Approved by PC</td>
<td>December 2018</td>
</tr>
<tr>
<td>TM-18-500169</td>
<td>1 lot commercial subdivision</td>
<td>Approved by PC</td>
<td>October 2018</td>
</tr>
<tr>
<td>VS-18-0279</td>
<td>Vacated government patent easements</td>
<td>Approved by BCC</td>
<td>May 2018</td>
</tr>
<tr>
<td>ZC-18-0256</td>
<td>Reclassified the subject property to C-2 zoning</td>
<td>Approved by BCC</td>
<td>May 2018</td>
</tr>
<tr>
<td>NZC-18-0065</td>
<td>Request to reclassify a 9 acre portion of the site to an R-4 zoning for a multiple family residential development</td>
<td>Withdrawn at PC</td>
<td>March 2018</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 Commercial General &amp; Residential Suburban (up to 8 du/ac)</td>
<td>H-2, C-2 &amp; M-D</td>
<td>Retail development &amp; undeveloped</td>
</tr>
<tr>
<td>East Commercial General, Residential Medium (from 3 to 14 du/ac) &amp; Residential High (from 8 to 18 du/ac)</td>
<td>R-E, H-2 &amp; C-2</td>
<td>Hospital &amp; undeveloped parcels</td>
</tr>
<tr>
<td>South Residential Suburban (up to 8 du/ac) &amp; Residential Medium (from 3 to 14 du/ac)</td>
<td>R-E, R-2 &amp; H-2</td>
<td>Single family residential development &amp; undeveloped</td>
</tr>
<tr>
<td>West Residential Suburban (up to 8 du/ac) &amp; Commercial Neighborhood</td>
<td>R-2</td>
<td>Undeveloped &amp; single family residential development</td>
</tr>
</tbody>
</table>

The immediate area is within 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
The plan indicates that all of the lighting fixtures will be down shielded. Staff finds that 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 encourages all light sources to be shielded to direct light away from residential uses. Therefore, staff can support the design review.

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
• No comment.

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

Building Department - Fire Prevention
• Applicant is advised that permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

TAB/CAC: Enterprise - approval (15 foot high light poles with 2,700 kelvin color temperature with extended shielding facing residential along the southern boundary adjacent to the residential development).

APPROVALS:

PROTESTS:

APPLICANT: BLUE DIAMOND DECATUR PLAZA, LLC
CONTACT: TONY CELESTE, 1980 FESITVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135