



Enterprise Town Advisory Board MINUTES



Date & Time: April 29, 2015, 6:00 p.m.
Location: Windmill Library, 7060 W. Windmill Ln., Las Vegas, NV.

Board Members: Frank J. Kapriva - Chair Cheryl Wilson - Vice-Chair
David Chestnut Laura Ring Adrian Shahbazian
Secretary Edie Krieger

County Officials:
County Liaison: Tiffany Hesser
Current Planning Staff: Jared Tasko

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All items listed on the agenda are for action by the Enterprise Town Advisory Board unless otherwise noted. Action may consist of any of the following: recommend approval, recommend denial, and recommend conditions of approval hold or table.

The Enterprise Library is accessible to individuals with disabilities. With forty-eight (48) hour advance request, a sign language interpreter may be made available by calling 455-3530 or TDD 385-7486 or Relay Nevada toll free 800-326-6868, TD/TDD.
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CALL TO ORDER: The meeting was called to order by the Chair
PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was led by the Chair

ROLL CALL: By Chair:

INTRODUCTION OF COUNTY STAFF: Noted above

PROCEDURES & CONDUCT:

1. This meeting has been duly notified and is conducted in conformance with open meeting law.
2. Please turn off or mute all cell phones, pagers & other electronic devices.
3. Please take all private conversations outside the room
4. Request all attendees sign in
5. Observe the protocol for speaking before the Board. The protocol is posted in the meeting room. Also see Public Comments guidelines below.

PUBLIC COMMENTS:

This is a period devoted to comments by the general public about items on **this** agenda only. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Zoning Agenda Items at the time they are presented. If you wish to speak to the Board about items within its jurisdiction but not appearing on this agenda, you must wait until the "Public Comments" period listed at the end of this agenda. Comments will be limited to three minutes. Please step to the front of the room to address the Board, clearly state your name and address and please **spell** your last name for the record. If any member of the Board wishes to extend the length of a presentation this will be done by the Chair or the Board by majority vote.

NONE:

REGULAR BUSINESS:

1. Approve the Minutes for the meeting held on April 15, 2015. Requires a vote of the Board.
Motion to approve the minutes by Frank Kapriva:
Approved: 5-0
2. Approve the Agenda with any corrections, deletions or changes. Requires a vote of the Board.



Enterprise Town Advisory Board MINUTES



1. Items on the agenda may be taken out of order.
2. The Town Advisory Board may combine two or more agenda items for consideration.
3. The Town Advisory Board may remove an item from the agenda or delay discussion relating to an item at any time.

The following zoning applications have been held:

1. VS-0226-15 – SILVERADO PROMENADE to May 27, 2015
2. WS-0198-15 – FIRE STATION PLAZA to May 13, 2015
5. ZC-0209-15 – N P SUNSET LINDELL to May 13, 2015

Motion to approve the agenda with changes as noted above by Frank Kapriva:

Approved: 5-0

ANNOUNCEMENTS

1. Neighborhood meeting re: Proposed conforming zone change from R-E to R-2 and tentative map for property located at the southwest corner of Jones Boulevard and Erie Ave., Wednesday, May 6, 2015, 6:00 p.m., at Boys & Girls Club, 10900 southern Highlands Parkway, Las Vegas, 89141
2. Open House / Discussion re: proposed boat & RV Storage Facility on Robindale Rd. / East of Railroad Tracks; Windmill Library, 7060 W. Windmill Rd., May 6th, 2015, 6 to 7:30 p.m.

ZONING AGENDA:

1. **VS-0226-15 – SILVERADO PROMENADE, LLC:**
VACATE AND ABANDON a portion of right-of-way being Giles Street located between Silverado Ranch Boulevard and Jo Rae Avenue and a portion of right-of-way being Landberg Avenue located between Giles Street and Haven Street within Enterprise (description on file). SS/co/xx (For possible action) **05/19/15 PC**

HELD per request of the applicant to the May 27, 2015 TAB meeting – PC date unknown.

2. **WS-0198-15 – FIRE STATION PLAZA, LLC:**
WAIVER OF DEVELOPMENT STANDARDS to increase the number of signs.
DESIGN REVIEW for signs (monument and freestanding) in conjunction with an existing shopping center on 4.2 acres in a C-2 (General Commercial) P-C (Planned Community Overlay District) Zone in the Southern Highlands Master Planned Community. Generally located on the southeast corner of Southern Highlands Parkway and Valley View Boulevard within Enterprise. SB/rk/ml (For possible action) **05/19/15 PC**

HELD per request of the applicant to the May 13, 2015 TAB meeting

3. **ZC-0214-15 – SOUTHERN HIGHLANDS INVESTMENT PARTNERS, LLC:**
ZONE CHANGE to reclassify 15.2 acres from R-3 (Multiple Family Residential) Zone, H-2 (General Highway Frontage) Zone, and H-1 (Limited Resort and Apartment) Zone all in a P-C (Planned Community Overlay District) Zone to H-1 (Limited Resort and Apartment) P-C (Planned Community Overlay District) Zone.
USE PERMIT to allow multi-family development in an H-1 zone.
VARIANCE to increase building height.
DESIGN REVIEW for a multi-family development within the Southern Highlands Master Planned Community. Generally located on the east side of Southern Highlands Parkway and the south side of St.



Enterprise Town Advisory Board MINUTES

Rose Parkway within Enterprise (description on file). SB/rk/ml (For possible action) **05/19/15 PC**

Motion by Dave Chestnut
APPROVE Zone Change restricted to 14 units per acre;
APPROVE Use Permit restricted to 14 units per acre;
APPROVE Variance;
DENY Design Review;
Per staff conditions
Motion passed 4-1 (LR nay)

4. **DR-0210-15 – BARRACCO REALTY, LLC:**
DESIGN REVIEW to add a second floor to an approved medical marijuana establishment (cultivation) in an existing office/warehouse building on 0.6 acres in an M-1 (Light Manufacturing) (AE-60) Zone. Generally located on the south side of Wagon Trail Avenue, 300 feet west of Hinson Street within Enterprise. SS/pb/ml (For possible action) **05/20/15 BCC**

Motion by Frank Kapriva
APPROVE per staff conditions
Motion passed 5-0

5. **ZC-0209-15 – N P SUNSET LINDELL, LLC:**
ZONE CHANGE to reclassify 10.3 acres from R-E (Rural Estates Residential) (AE-60) Zone to M-D (Designed Manufacturing) (AE-60) Zone for an office warehouse and a distribution center within the CMA Design Overlay District.
DESIGN REVIEW for a warehouse building and a distribution center. Generally located on the east side of Lindell Road and the south side of Sunset Road within Enterprise (description on file). SS/al/ml (For possible action) **05/20/15 BCC**

HELD per request of the applicant to the May 13, 2015 TAB meeting and June 3, 2015 BCC meeting.

6. **ZC-0216-15 – WARM SPRINGS LINDELL INVESTMENTS, LLC:**
ZONE CHANGE to reclassify 2.5 acres from R-E (Rural Estates Residential) Zone to M-D (Designed Manufacturing) Zone in the CMA Design Overlay District.
USE PERMITS for the following: **1)** convenience store; and **2)** on-premises consumption of alcohol (tavern).
WAIVER OF DEVELOPMENT STANDARDS to reduce the setback for commercial driveways from an intersection.
DESIGN REVIEW for a commercial development consisting of a convenience store, vehicle wash, gasoline station, and on-premises consumption of alcohol (tavern). Generally located on the northwest corner of Warm Springs Road and Lindell Road within Enterprise (description on file). SS/jt/ml (For possible action) **05/20/15 BCC**

Motion by Dave Chestnut
APPROVE Zone Change;
APPROVE Use Permits #1 & 2;
Waiver of Development Standards 1a is WITHDRAWN;



Enterprise Town Advisory Board MINUTES

APPROVE Waiver of Development Standards 1b;

APPROVE Design Review;

ADD Current Planning condition:

- **Design Review as a public hearing for significant changes to plan;**

Per staff "if approved" conditions

Motion passed 5-0

7. **ZC-0176-15 – R & S ST. ROSE, LLC:**

ZONE CHANGE to reclassify a 3.3 acre portion of a 19.1 acre parcel from R-4 (Multiple Family Residential - High Density) Zone to C-2 (General Commercial) Zone in the MUD-3 Overlay District.

USE PERMIT for increased building height.

WAIVER OF DEVELOPMENT STANDARDS to reduce parking in conjunction with a commercial development.

DESIGN REVIEW for a commercial development (hotel and a restaurant pad site). Generally located on the north side of St. Rose Parkway and the east side of Spencer Street within Enterprise (description on file).
SS/mk/ml (For possible action) **05/06/15 BCC**

PREVIOUS ACTION

Enterprise TAB April 15, 2015: HELD to the April 29, 2015 TAB per action of the board. The applicant did not appear. (Not previously heard)

Motion by Dave Chestnut

APPROVE per staff conditions and,

ADD Current Planning conditions:

- **Design Review as a public hearing for lighting and signage;**
- **Design Review as a public hearing for significant changes to plans;**

Motion passed 5-0

GENERAL BUSINESS:

Arden Rail Business Park Overlay Concept for discussion and recommendation to Board of County commissioners.
(For possible action)

See attached documents.

Motion by Frank Kapriva

Dave Chestnut to prepare summary and letter to Board of County Commissioners for review at next TAB meeting.

Motion passed: 5-0

PUBLIC COMMENTS:

No discussion, action, or vote may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on a future agenda. Comments will be limited to three minutes. Please step to the front of the room to address the Board, clearly state your name and address and please **spell** your last name for the record. If any member of the Board wishes to extend the length of a presentation this will be done by the Chair or the Board by majority vote.

The results for ORD-0252-15 (Title 30 changes) were distributed to TAB members with the following comments by one TAB member:



Enterprise Town Advisory Board MINUTES

- Several Title 30 changes will significantly affect how residential areas, including the RNPs, will be built.
- The staff suggested changes were made available with the ordinance introduction on April 8 2015.
- Significant changes were proposed by Southern Nevada Home Builders (SNHB) less 24 hours prior to the BCC public hearing (April 22, 2015)
- The changes proposed by the SNHB reduced or eliminated some of the staff proposed changes.
- The changes were accepted by the Comprehensive Planning Management.
- County attorney indicated it was acceptable to proceed because the changes were less restrictive or sections removed.
- Because many of these changes reduced requirements and not increased requirements, the county attorney determined the changes could be made during the BCC meeting.
- Other stakeholders were not provided an advanced copy or given additional time to comment on the changes proposed by SNHB.
- The net result is the BCC approved significant changes to Title 30 based on one stakeholders input.

The County Liaison has confirmed Planning Staff will be briefing TABs so they are clear on the changes.

NEXT MEETING DATE: May 13, 2015, 6:00 p.m.

ADJOURNMENT:

Motion by Cheryl Wilson
Adjourn 7:06 pm
Motion passed 5-0



Enterprise Town Advisory Board

MINUTES

Arden Rail Business Park Overlay

Arden Is a Unique Area

- Current Arden rail infrastructure cannot be easily duplicated in other areas within the valley
 - Available land
 - Cost advantage
- Spurs from the mainline are expensive and time consuming to create
 - Approximately 26 million in current infrastructure
 - About 2 years for UPRR approval
- Access to major transportation routes
 - Blue Diamond Road - current
 - Cactus Ave - 2012 – 2020
 - Rainbow Blvd to Sloan - ?
- Closer to the customer than competing facilities

Objectives

- Provide for a range of uses compatible with manufacturing and businesses that require rail sidings.
- Provide an area for primary job creation and industrial diversification
- Provide for a core area for rail sidings and a buffer around the core area.
- Establish design standards tailored to business requiring rail sidings
- Prohibit the development of incompatible uses that are detrimental to the general health, safety and welfare.

Design Standards for Rail Parks

- No residential
- No grade crossings
- Offsite planning is different from the standard cross hatched road pattern

Land Use Considerations

- Core and buffer area for industrial use
 - Core is approximately 375 acres
 - Buffer is approximately 491 acres
 - Current land use a mix of BDRP, Industrial and Public Facility
 - Current overlay MUD 2 or 3
- Unique development standards
 - Principles for rail park design
 - Use applicable CMA design standards
 - Use DarkSkys concepts for lighting
- Provide a buffer to residential



Enterprise Town Advisory Board MINUTES



What Needs To Accomplish?

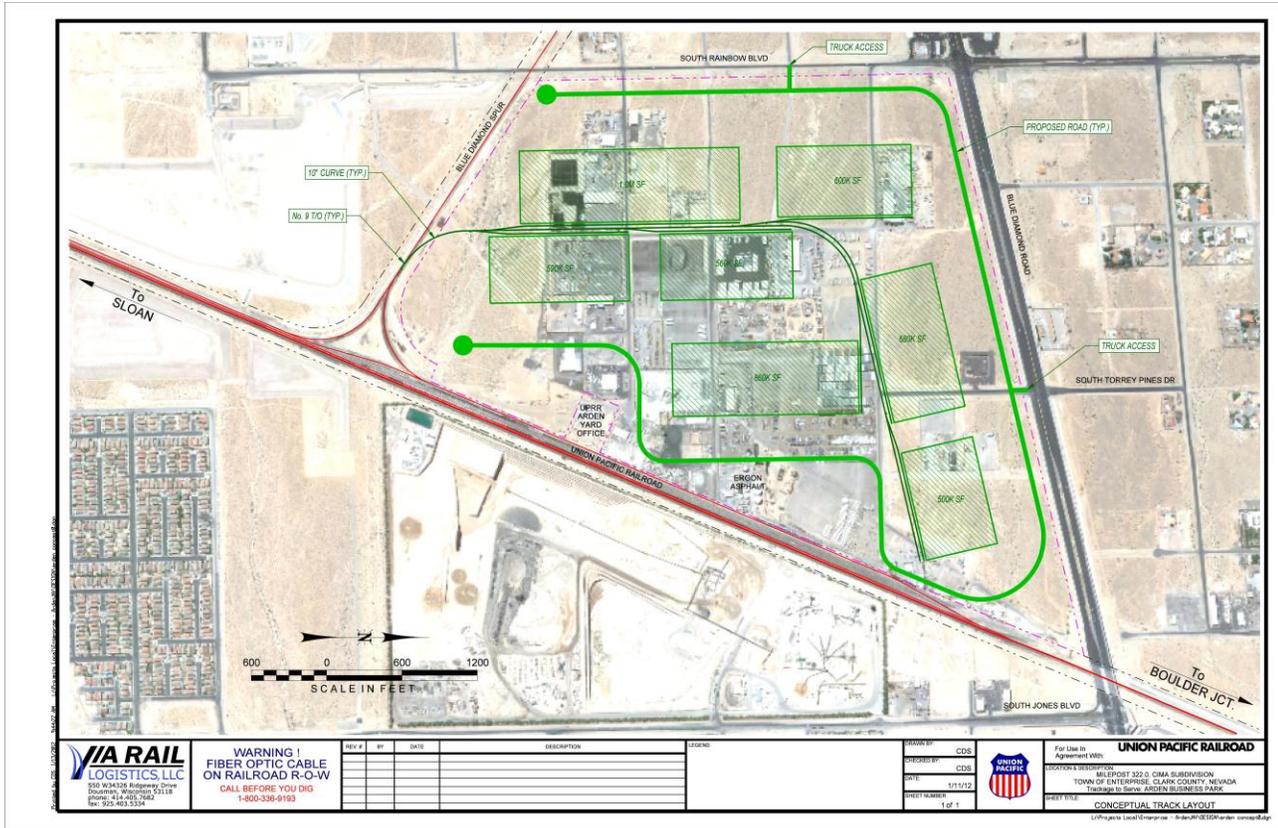
- The Arden Rail Business Park overlay replaces Mix Use Development overlay
 - develop overlay design standards
 - Establish range of acceptable business
- Revise land use to allow rail development to occur
- Work with land owners.
- Work with Clark County agencies who control land reservations
- Work with development agencies to attract manufactures.
- Work with UPRR
 - Move Arden to UPRR list of recommended areas
 - Insure Arden meets UPRR rail standards.
- Removing crossing at Rainbow Blvd.
- Create off loading facility east of Rainbow.

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DON BURNETTE, County Manager



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REV #	BY	DATE	DESCRIPTION	ISSUES

DRAWN BY: CDS
 CHECKED BY: CDS
 DATE: 1/11/12
 SHEET NUMBER: 1 of 1

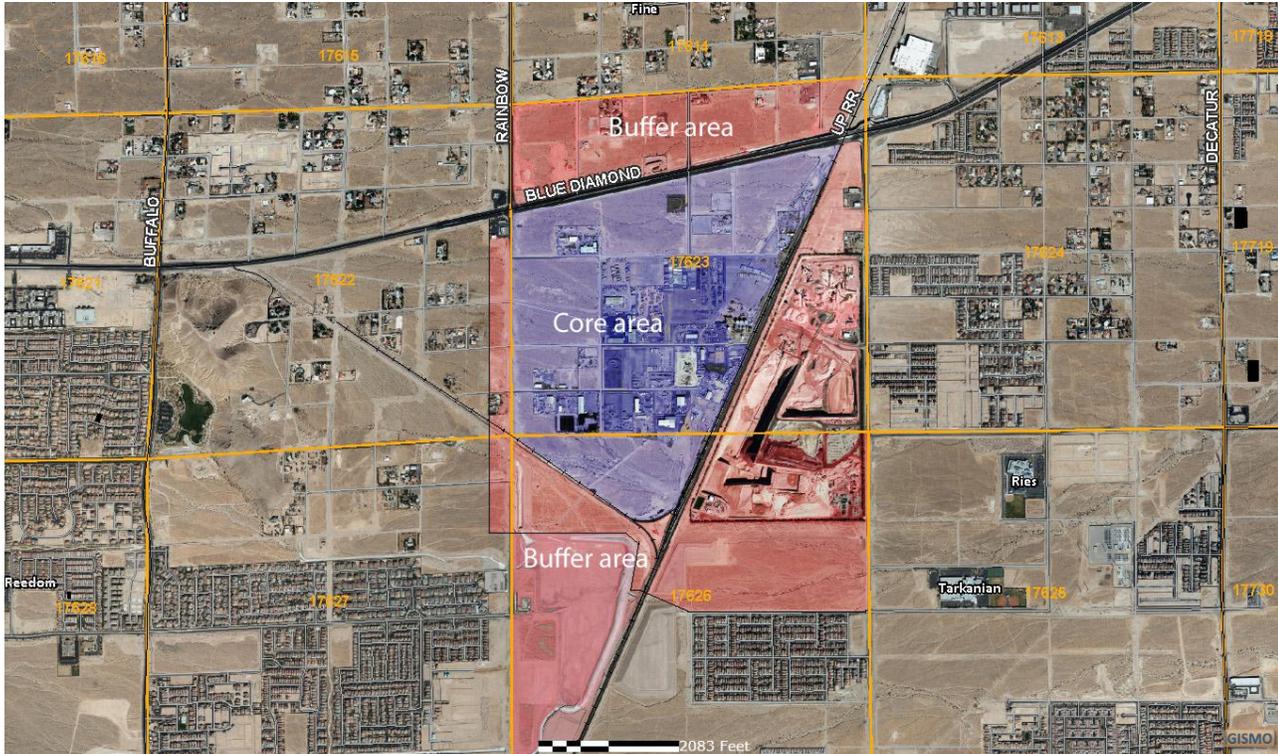


UNION PACIFIC RAILROAD
 For Use In Agreement With:
 PROJECT NUMBER: 322.5 CIMA SUBDIVISION
 TOWN OF ENTERPRISE, CLARK COUNTY, NEVADA
 TRACKS TO RAIL ARDEN BUSINESS PARK
 SHEET TITLE: CONCEPTUAL TRACK LAYOUT
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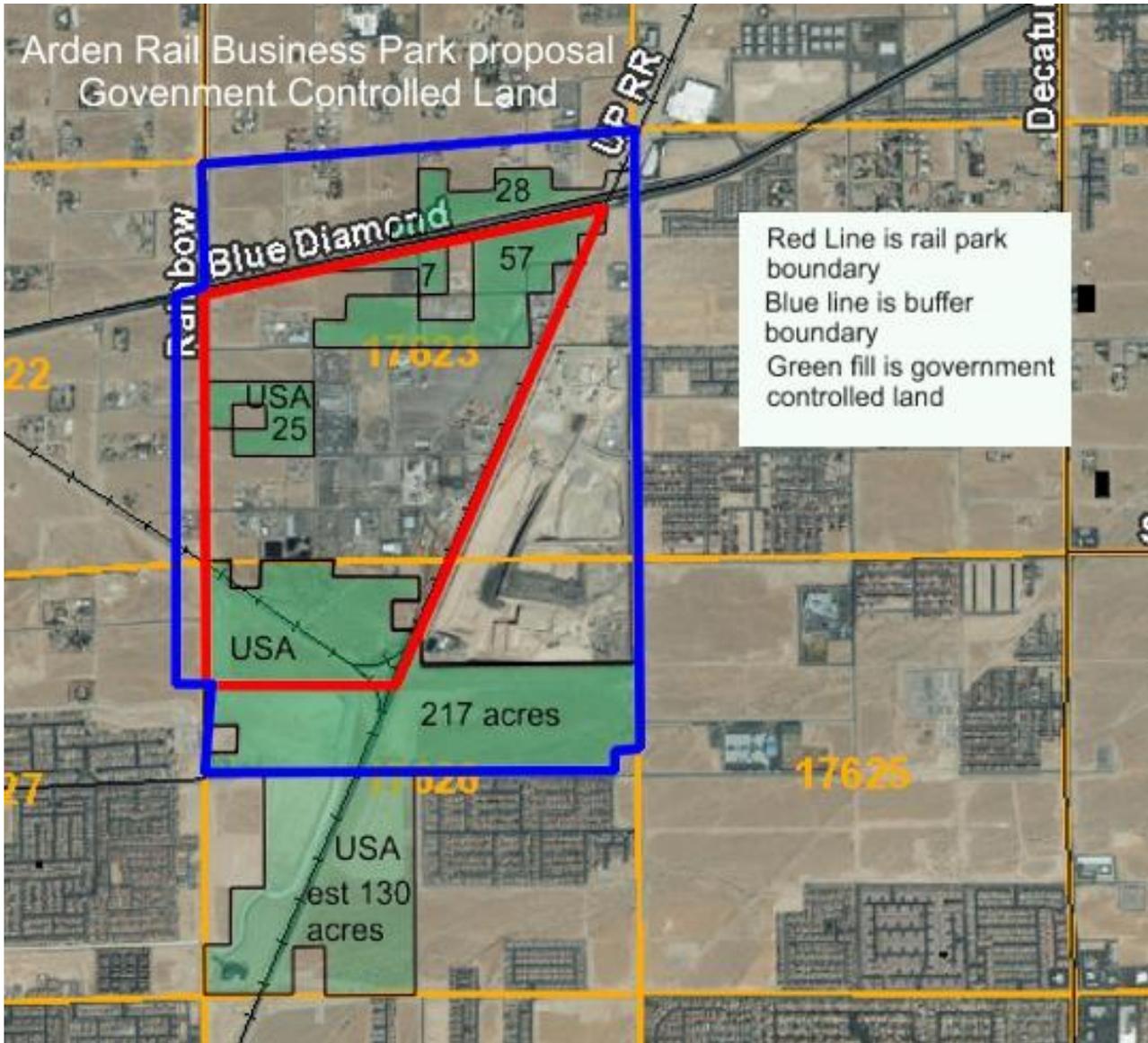
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Enterprise Town Advisory Board MINUTES





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Arden Rail Business Park Overlay

30.48.xxx Purpose. The Arden Rail Park Overlay (ARBPO) District is created to implement design standards (as illustrated in the “ARBPO Design Standards and Guidelines”) for future development and redevelopment of properties within the ARBPO District.

1. Provide for a range of uses compatible with manufacturing and businesses that require rail sidings.
2. Provide an area for primary job creation and industrial diversification
3. Provide for a core area for rail sidings and a buffer around the core area.
4. Establish design standards tailored to business requiring rail sidings
5. Prohibit the development of incompatible uses that are detrimental to the general health, safety and welfare.

30.48.xxx Establishment of the ARBPO District and Map. The ARBPO district is an approximate 375 acre core area and a surrounding buffer zone. The core area is approximately bounded by Blue Diamond Road, Union Pacific Railroad Right-of-Way, W. Le Baron Avenue alignment, and Rainbow Blvd. The buffer is approximately bounded by W. Pebble Road, S. Jones Blvd., W. Pyle Ave., and approximately 330 feet west of Rainbow Blvd. The boundaries of the ARBPO district described herein are established as shown on the ARBPO District Map, adopted by the Board of County Commissioners, and incorporated into Title 30 by this reference (see Appendix G, Map #xx).

30.48.xxx Modification of the ARBPO Design Overlay District. This overlay district may be amended by the initiation and adoption of an ordinance and map describing the boundaries therein.

30.48.xxx Application. All new development within the ARBPO district boundaries shall be subject to the applicable land use application approval and must be in conformance with the standards, requirements and procedures established in this Part X. Any modification to an approved or existing development within the ARBPO Design Overlay District resulting in a change to a minimum of 30% of the existing structures or previously approved area, or any other significant changes to the previously approved uses or structures, as determined by the Zoning Administrator,