

**ATTACHMENT A
LAUGHLIN TOWN ADVISORY BOARD
ZONING AGENDA
TUESDAY, 1:30 P.M., FEBRUARY 14, 2017**

03/07/17 PC

1. **VS-0034-17 – BOX REVOCABLE LIVING TRUST:**
VACATE AND ABANDON a portion of a right-of-way being El Mirage Way located between Needles Highway and Banyon Drive within Laughlin (description on file). SS/pb/ma (For possible action)

2. **WS-0033-17 – BOX REVOCABLE LIVING TRUST:**
WAIVER OF DEVELOPMENT STANDARDS to defer landscaping in conjunction with an approved retail building on a portion of 12.6 acres in a C-2 (General Commercial) Zone in the MUD-4 Overlay District. Generally located on the west side of Needles Highway and the north side of El Mirage Way within Laughlin. SS/pb/ma (For possible action)

03/07/17 PC AGENDA SHEET

RIGHT-OF-WAY
(TITLE 30)

NEEDLES HWY/EL MIRAGE WY
(LAUGHLIN)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-0034-17 – BOX REVOCABLE LIVING TRUST:

VACATE AND ABANDON a portion of a right-of-way being El Mirage Way located between Needles Highway and Banyon Drive within Laughlin (description on file). SS/pb/ma (For possible action)

RELATED INFORMATION:

APN:

264-21-701-001

LAND USE PLAN:

LAUGHLIN - COMMERCIAL GENERAL

BACKGROUND:

Project Description

The plans depict the vacation and abandonment of a portion of right-of-way being El Mirage Way. The portion of the right-of-way is approximately 58 feet wide and approximately 425 feet long along the southern boundary of the parcel and includes the spandrels at the southeast corner of the parcel. The Vacation of a portion of the street will allow for the development of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0855-15	Reclassified the site from R-U to C-2 zone with a design review for a retail building with a waiver to allow non-decorative metal siding	Approved by BCC	March 2016
ZC-0876-14	A similar request to reclassify the site from R-U to C-2 zone with a design review for a grocery store and waivers to reduce parking and allow alternative design standards	Withdrawn	February 2015
TA-0143-07	Text amendment to expand the boundaries of the Mixed-Use Overlay District within the Laughlin Planning Area	Approved by BCC	June 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2 & R-3	An undeveloped portion of the project & an approved multi-family residential complex

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Residential Urban Center (18 to 32 du/ac)	R-U	Undeveloped
East	Residential High (8 to 18 du/ac), Public Facilities, and Commercial General	R-3, C-1, & C-2	Multi-family residential complex, library, post office, undeveloped, place of worship, convenience store with gas pumps, & a shopping center
West	Public Facilities and Residential Suburban (up to 8 du/ac)	R-2 & R-U	Drainage wash, single family residences, & undeveloped

Related Applications

Application Number	Request
WS-0033-17	A waiver of development standards for no landscaping adjacent to El Mirage Way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Public Works – Development Review**

Staff has no objection to the vacation of right-of-way that is not necessary for site, drainage, or roadway development.

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 Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Current Planning**

- Satisfy utility companies' requirements.
- 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 the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works – Development Review

- Compliance with previously approved drainage study;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building/Fire Prevention

- Applicant will be required to provide Fire Department access and water.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: Mohave Engineering Associates

CONTACT: Mohave Engineering Associates, P.O. Box 6547, Kingman, AZ 86402

DRAFT

LANDSCAPING
(TITLE 30)

NEEDLES HWY/EL MIRAGE WY
(LAUGHLIN)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-0033-17 – BOX REVOCABLE LIVING TRUST:

WAIVER OF DEVELOPMENT STANDARDS to defer landscaping in conjunction with an approved retail building on a portion of 12.6 acres in a C-2 (General Commercial) Zone in the MUD-4 Overlay District.

Generally located on the west side of Needles Highway and the north side of El Mirage Way within Laughlin. SS/pb/ma (For possible action)

RELATED INFORMATION:

APN:

264-21-701-001

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Waive the required landscaping along El Mirage Way where landscaping per Figure 30.64-13 is required.
- b. Waive the required landscaping along Needles Highway where landscaping per Figure 30.64-17 or Figure 30.64-18 is required.

LAND USE PLAN:

SOUTH COUNTY (LAUGHLIN) - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 2855 Needles Highway
- Site Acreage: 12.6 (portion of El Mirage Way frontage)
- Project Type: Retail

Site Plans

The plans show a 12.6 acre parcel in a C-2 zone with 1 acre portion of the parcel being developed with a retail building. The approved retail building is located on the northern portion of the parcel. Access to the site is from Needles Highway. The remaining portions of the property are reserved for future development.

Landscaping

An attached sidewalk with no landscaping is proposed along El Mirage Way and an existing attached sidewalk with no landscaping is proposed along Needles Highway on the portions of the site not currently proposed for development. The applicant is requesting to defer landscaping

until those portions of the site are developed. The previously approved plans for the retail building on the northern portion of the site depict street landscaping along Needles Highway consisting of a 15 foot wide landscape area with 24 inch box trees every 20 feet with various shrubs. An attached sidewalk exists along Needles Highway. Landscaping along the rear (west) property line consists of a 10 foot wide landscape area with a staggered row of trees and a 6 foot high decorative block wall. A 10 foot wide landscape area with trees and shrubs is also located along the south side of the proposed building.

Applicant's Justification

The applicant indicates that the southern portion of the site is not being developed at this time and the installation of landscaping is premature. The attached sidewalk along El Mirage Way will match the attached sidewalk along Needles Highway.

Prior Land Use Requests

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Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2 & R-3	An undeveloped portion of the project & an approved multi-family residential complex
South	Residential Urban Center (18 to 32 du/ac)	R-U	Undeveloped
East	Residential High (8 to 18 du/ac), Public Facilities, & Commercial General	R-3, C-1, & C-2	Multi-family residential complex, library, post office, undeveloped, place of worship, convenience store with gas pumps, & a shopping center
West	Public Facilities & Residential Suburban (up to 8 du/ac)	R-2 & R-U	Drainage wash, single family residences, & undeveloped

Related Applications

Application Number	Request
VS-0034-17	Vacation of a portion of El Mirage Way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses and value of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Staff finds that the request to defer the street landscape and screening requirements for the southern portion of the subject site is reasonable. Once future users come in to develop their portions of the site and driveways are determined, landscape and screening will then be provided. If approved, staff recommends that a condition be imposed that the issue of providing landscaping be reviewed in 5 years to determine if further deferments are necessary.

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 Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITTONS:

Current Planning

- 5 years to review installation of street landscaping on El Mirage Way.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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

- No comment

Building/Fire Prevention

- Applicant will provide adequate Fire Department access and water supply.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: Mohave Engineering Associates

CONTACT: Mohave Engineering Associates, P.O. Box 6547, Kingman, AZ 86402