

RETAIL/RESTAURANT USES
(TITLE 30)

SPRING MOUNTAIN RD/VALLEY VIEW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0346-CHINA TOWN RETAIL, LLC:

USE PERMITS for the following: **1)** retail sales; and **2)** restaurant within an existing shopping center on a portion of 2.8 acres in an H-1 (Limited Resort and Apartment) Zone within the Asian Design Overlay District.

Generally located on the north side of Spring Mountain Road, 600 feet west of Valley View Boulevard within Paradise. JJ/sd/syp (For possible action)

RELATED INFORMATION:

APN:

162-18-511-001 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 3910 Spring Mountain Road
- Site Acreage: 2.8 (portion)
- Project Type: Retail and restaurant uses
- Number of Stories: 1
- Building Height (feet): 19.5
- Square Feet: 3,600
- Parking Required/Provided: 152/166

Site Plans

The plans show an existing shopping center consisting of a total of 4 buildings. One building is located on the north side of the site (3910 Spring Mountain Road), 1 building is located on the east side of the parcel, and 2 buildings are located on the southwest corner of the site. The applicant is requesting a use permit to allow for retail sales at 3910 Spring Mountain Road for a portion of the building. The proposed uses are a Kasi Market and Toy Store and a take-out Japanese restaurant with evening hours.

The remaining portions of the shopping center have already been converted to retail, restaurant, bakery, and massage uses by previous land use applications. The shopping center requires a minimum of 152 parking spaces where 166 spaces are provided. Access to the site is granted via existing commercial driveways located along Spring Mountain Road.

Landscaping

No changes are proposed or required for the existing landscaping.

Elevations

The plans show existing 1 story, 19.5 foot high commercial buildings with flat metal roofs. There are no changes to the existing heights of the parapet walls. The existing roll-up doors will be replaced by new walls that will be finished with stucco. No alterations to the existing building are being proposed.

Floor Plans

The plans depict a new market and toy store to be used for retail uses with shelves and other retail displays, including refrigerator, storage, restrooms, office, kitchen for takeout, and utility room.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that this application will allow for a new retail market, toy store, and take-out food. In addition to a produce sales area in Kasai Market, there will be a commercial kitchen space for takeout only. The applicant also states that the proposed uses will enhance the look of the overall shopping center and help promote economic and retail services to the immediate area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0416	Supper club	Approved by PC	July 2019
UC-18-0383	Retail and restaurant use for Buildings A and B with a design review for exterior and interior remodel	Approved by PC	July 2018
UC-1050-17	Massage establishment, retail uses and exterior and interior remodel a portion of the existing center	Approved by BCC	January 2018
UC-0241-17	Retail uses, food processing (bakery), interior and exterior remodel of existing shopping center	Approved by PC	May 2017
ZC-1276-06	Reclassified the subject parcel to H-1 zoning	Approved by BCC	November 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Entertainment Mixed-Use	M-1	Outside storage yard
South	Entertainment Mixed-Use	M-1	The center at Spring Mountain (shopping center) & office/warehouse uses

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Entertainment Mixed-Use	M-1	Tire sales & installation, & office/warehouse uses

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

A use permit is a discretionary land use application that is considered on a case-by-case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Staff finds that the proposed retail and restaurant uses are within the range and intensity of uses permitted in the H-1 zone. Adequate parking is provided on site. Retail and restaurant use already exist within a portion of the shopping center without any issues. The proposed uses are consistent and compatible with the existing uses along Spring Mountain Road. The approval of this request will promote economic viability, employment opportunities with development that is compatible with adjacent land uses, and is well integrated with appropriate circulation systems, services, and facilities. The proposed uses are consistent and compatible with the area and other uses along Spring Mountain Road; 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 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: GLOBAL MANAGEMENT & CONSTRUCTION CORP.

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