

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-24-0534-PACIFIC CLASSIC, LLC:

DESIGN REVIEW for a commercial center consisting of restaurants with drive-thru, convenience store, and a gas station on 2.46 acres in a CG (Commercial General) Zone.

Generally located on the southeast corner of Kyle Canyon Road and Alpine Ridge Way (alignment) within Lower Kyle Canyon. RM/rg/kh (For possible action)

RELATED INFORMATION:

APN:

126-01-702-001

PROPOSED LAND USE PLAN:

LONE MOUNTAIN (LOWER KYLE CANYON) - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.46
- Project Type: Commercial center
- Number of Stories: 1
- Building Height (feet): 23 (restaurant A, restaurant B and convenience store)/20 (gas canopy)
- Square Feet: 2,200 (restaurant A)/1,500 (restaurant B)/4,300 (convenience store)/4,400 (gas canopy)
- Parking Required/Provided: 41/45
- Sustainability Required/Provided: 7/8

Site Plan

The plan depicts a 2.46 acre parcel located on the southeast corner of Kyle Canyon Road and Alpine Ridge Way (alignment). The plan depicts 3 proposed buildings and a gas canopy. Buildings A and B are restaurants with drive-thru, located on the northwest corner and southwest of the parcel, respectively. Building C is a convenience store and is located on the southeast corner of the property. Plans depict a gas canopy to the north of the convenience store. Restaurant A is set back 30 feet from property lines along Kyle Canyon Road and Alpine Ridge Way. Restaurant B is set back 59 feet from the property line along Alpine Ridge Way. The convenience store is set back 12 feet from the east property line and 15 feet from the south property line. The site is accessible from both Kyle Canyon Road and Alpine Ridge Way, and provides 45 parking spaces where 41 spaces are required for the proposed commercial center.

Trash enclosures are proposed along the north side of the property adjacent to Kyle Canyon Road, and along the south side of the property adjacent to the convenience store, approximately 24 feet from the south property line. Building A and B both feature drive-thru with the drive-thru of Building B approximately 60 feet from the south property line.

Landscaping

The plan depicts a 10 foot wide street landscaping along Kyle Canyon Road. A detached sidewalk with 5 feet of landscaping on each side are shown along Alpine Ridge Way. Large trees are provided along the streets and are spaced 25 feet on center. Double rows of evergreen trees are provided along the east and south property lines that are spaced at 20 feet on center in each row. The parking lot landscaping depicted is per Code.

Elevations

The elevations depict the proposed buildings consist of single stories, each measuring 23 feet in height and the gas canopy measuring 20 feet in height. The buildings feature a modern style architecture with flat roof and variations in roof height of 2 feet as part of the parapet return. The proposed materials are mostly stucco, metal panel and concrete masonry unit. The gas canopy features a flat roof, and the proposed materials are mostly stucco, metal accent strip and metal panel for the supporting post.

The drive-thru window for Restaurant A is located on the west side facing towards Alpine Ridge Way, while Restaurant B drive-thru window is on the east side of the building.

Floor Plans

The plans depict 2 restaurants as Buildings A and B, measuring 2,200 square feet and 1,500 square feet, respectively. Plans also depict a convenience store measuring 4,300 square feet and gas canopy measuring 4,400 square feet with 6 fuel pumps. Restaurants A and B, as well as the convenience store, are depicted as a shell building at this time.

Applicant’s Justification

The applicant states the surrounding area within the City of Las Vegas is experiencing an increase in residential development. The proposed commercial center can provide commercial services for those passing through. The proposed commercial development will not burden service and utility providers as there is ongoing development occurring in the area.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	City of Las Vegas	PD	Single-family residential development
South	City of Las Vegas	R-TH	Undeveloped
East & West	City of Las Vegas	U(PCD)	Undeveloped

Related Applications

Application Number	Request
PA-24-700026	A plan amendment to redesignate the site from Ranch Estate Neighborhood (RN) to Neighborhood Commercial (NC) land use designation is a companion item on this agenda.
ZC-24-0532	A zone change to reclassify the site from RS80 to CG zoning is a companion item on this agenda.
VS-24-0533	A vacation and abandonment for patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The architectural design of the buildings are not unsightly or undesirable in appearance. Developments such as the developing site are subject to Title 30 residential adjacency and screening and buffering requirements, if the surrounding properties are located within the county jurisdictional boundary. The parcel is surrounded by properties within the City of Las Vegas. The property to the south is zoned R-TH (single-family townhomes), while the property to the east is zoned U (undeveloped - Planned Community Development) which may be developed as single-family residential. Since the adjacent properties are not within the county's boundaries, Title 30 residential adjacency and screening and buffering requirements are not applicable and no waivers are required; however, the expectation is the developments comply with those standards to reduce the negative impacts on the possible future less intense uses. Buffering and screening standards is consisting of a 15 foot landscape buffer. The site plan depicts a 7 foot 6 inch wide landscape buffer along a portion of the east property line. Per residential adjacency standards, trash enclosures shall not be within 50 feet of areas protected by residential adjacency standards. The site plan depicts 2 trash enclosures located adjacent to Building C, that are within 50 feet of an adjacent residential district to the south. Also per Title 30, residential adjacency standards, drive-thrus are not permissible within 200 feet of areas protected by residential adjacency standards. However, Building B features a drive-thru which is approximately 60 feet from the south property line. Also, staff is not supporting the companion requests for plan amendment (PA-24-700026) and zone change (ZC-24-0532). For these reasons, staff cannot support the requested design review for the commercial development for this location.

Staff Recommendation

Denial. This item has been forwarded to the Board of County Commissioners meeting for final action.

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.

PLANNING COMMISSION ACTION: November 19, 2024 – APPROVED – Vote: Unanimous

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Alpine Ridge Way, and associated spandrel;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and for any sanitary sewer needs to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

TAB/CAC:

APPROVALS: 1 card

PROTESTS: 2 cards, 1 letter

APPLICANT: PACIFIC CLASSIC, LLC

CONTACT: MARISSA FEHRMAN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135