

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-25-0233-SAM'S REAL ESTATE BUSINESS TRUST:**

**DESIGN REVIEW** for a proposed restaurant with a drive-thru on a 7.51 acre portion of a 64.23 acre site in conjunction with an existing shopping center in a CG (Commercial General) Zone.

Generally located on the south side of Spring Mountain Road, 590 feet west of Rainbow Boulevard within Spring Valley. JJ/mh/cv (For possible action)

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RELATED INFORMATION:

**APN:**

163-15-610-010; 163-15-610-015; 163-15-610-016; 163-15-610-018 through 163-15-610-021; 163-15-610-023 through 163-15-610-024

**LAND USE PLAN:**

SPRING VALLEY - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 6975 Spring Mountain Road
- Site Acreage: 7.51 (portion)/64.23 (overall shopping center)
- Project Type: Proposed restaurant with drive-thru
- Number of Stories: 1
- Building Height (feet): 22
- Square Feet: 3,300
- Parking Required/Provided: 22/27 (2,474 for overall shopping center)
- Sustainability Required/Provided: 7/7

**Site Plans**

The plans depict a proposed 3,300 square foot restaurant with drive-thru located on the northwest corner of APN 163-15-610-016. This parcel is located on the southwest corner of Spring Mountain Road and Rainbow Boulevard. The proposed restaurant is accessible from existing driveways along Spring Mountain Road, though existing driveways along Rainbow Boulevard are also available. The subject site is part of an existing shopping center, and the proposed restaurant will not alter any of the existing driveways throughout the development. An existing building will be demolished. The proposed restaurant building has the following setbacks: 70 feet from the north property line; 31 feet from the west property line; and 52 feet from the south property line. A drive-thru wraps around the building on 3 sides in a counterclockwise direction, with the drive-thru entrance located on the north side with vehicle traffic moving along the west side of the building and exiting along the south side of the building. The proposed parking area is

located on the east side of the building and will be reconfigured from the existing parking area arrangement. A loading space as well as a trash enclosure will be located to the north of the building. Concrete striping pedestrian walkways are provided around the building for on-site pedestrian connectivity, along with a pedestrian walkway leading from the attached sidewalk along Spring Mountain Road to the proposed restaurant.

#### Landscaping

The plans depict an existing attached sidewalk and street landscaping along Spring Mountain Road, which consists of medium and large trees, shrubs, and groundcover. Parking area landscaping featuring large trees and shrubs is also proposed, with landscape islands provided every 6 parking spaces as required by Title 30. Additional landscaping is provided along the north, south, and west sides of the building.

#### Elevations

The plans depict a 1 story building with a maximum height of 22 feet. Modern designed metal canopies are also depicted above the drive-thru window, and above all windows and building entrance. The building façade also features brick, cast stone masonry, and wood cladding. The building has exterior wall finishes consisting of natural colors and composite brick finishes.

#### Floor Plans

The plans depict a 3,300 square foot restaurant with indoor seating areas. The main entrance is on the east side of the building, with an additional entrance on the south side, and the drive-thru window on the west side of the building. The floor plans show restrooms, a kitchen/preparation area, customer order and pick-up areas, and a drive-thru window.

#### Applicant's Justification

The applicant states that the existing building on the subject site will be razed to accommodate the proposed restaurant with a drive-thru. The parking area will be reconfigured, while all landscaping and setback requirements will be met. Due to the counterclockwise direction of the drive-thru, the building cannot be oriented along the Spring Mountain Road street frontage.

#### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
DR-0091-04	Design review for an addition to an existing retail building and to construct a new drive-thru pharmacy within the parking lot of a shopping center	Approved by PC	February 2004
ZC-1078-00	Zone change from C-C to C-2	Approved by BCC	September 2000
DR-0999-00	Design review for a gasoline service station in conjunction with an existing retail store within an existing shopping center	Approved by PC	August 2000
ET-400054-99 (UC-0243-96)	First extension of time for a use permit for a five day special event (carnival) in the parking lot of an existing shopping center with a variance for temporarily reduced parking	Approved by PC	March 1999

**Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-0018-99	Use permit for a martial arts studio within an existing shopping center	Approved by PC	February 1999
VC-1327-98	Variance to operate a check cashing service	Approved by PC	September 1998
UC-0416-98	Use permit to allow outside dining in conjunction with an existing restaurant within an existing shopping center	Approved by PC	April 1998
DR-1487-97	Design review for a retail carpet store within an existing shopping center	Approved by PC	October 1997
DR-1456-97	Design review for a restaurant in conjunction with an existing shopping center	Approved by PC	September 1997
UC-0760-97	Use permit for a video arcade in conjunction with an existing restaurant within an existing shopping center	Approved by PC	June 1997
DR-1883-96	Design review for a retail building within an existing shopping center	Approved by PC	December 1996
VC-1065-96	Variance for outdoor sales, a temporary tent, temporarily reduced parking, and waive on-site paving of parking spaces and access aisles	Approved by PC	August 1996
UC-1039-96	Use permit for a five day outdoor special event (street festival) with a variance to permit 53 tents	Approved by PC	July 1996
VC-0367-96	Variance to permit an outdoor use (garden center)	Approved by PC	April 1996
UC-0243-96	Use permit for a five day special event (carnival) in the parking lot of an existing shopping center with a variance for temporarily reduced parking	Approved by PC	March 1996
DR-1977-95	Design review for a restaurant within an existing shopping center	Approved by PC	January 1996
UC-1535-95	Use permit for roof mounted transmission antennas on the roof of an existing shopping center	Approved by PC	October 1995
UC-0363-95	Use permit for a five day special event (carnival) in the parking lot of an existing shopping center with a variance for temporarily reduced parking	Approved by PC	April 1995
DR-0183-95	Design review for a retail building within an existing shopping center	Approved by PC	April 1995
VC-0323-94	Variance for outdoor commercial activities in conjunction with an existing shopping center	Approved by PC	April 1994

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Corridor Mixed-Use, Neighborhood Commercial, & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG, RS20, & RS3.3	Shopping center, hospital, & single-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3 & RS5.2	Single-family residential
East	Corridor Mixed-Use & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CG & RS5.2	Shopping center & single-family residential
West	Industrial Employment	RS20	Batch plant with sand & gravel operation

**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.

Staff finds that the building design and architectural features are compatible with surrounding development in the area. Site access and circulation should not negatively impact any other neighboring businesses within the shopping center. The design of the parking areas and proposed landscaping also comply with Title 30 requirements. The proposed restaurant is suitable for this location and compatible with the existing uses in the shopping center. 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:**

### **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.

### **Fire Prevention Bureau**

- No comment.

**TAB/CAC:** Spring Valley - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** PANDA INN, INC.

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