

05/17/22 PC AGENDA SHEET

RETAIL BUILDING
(TITLE 30)

CIMARRON RD/ARBY AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-22-0171-JAMD, LLC:

DESIGN REVIEW for a retail and restaurant building on a 1.5 acre portion of a 13.6 acre site located in a C-1 (Local Business) Zone in the CMA Design Overlay District.

Generally located on the south side of Arby Avenue and the east side of Cimarron Road within Spring Valley. MN/sd/syp (For possible action)

RELATED INFORMATION:

APN:
176-04-810-002 ptn

LAND USE PLAN:
SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:
Project Description
General Summary

- Site Address: 7150 Cimarron Road
- Site Acreage: 13.6 (portion)
- Project Type: Retail & restaurant building
- Number of Stories: 1
- Building Height (feet): 28
- Square Feet: 5,014
- Parking Required/Provided: 759/802

Site Plans & History

The overall complex is approximately 13.6 acres and consists of a 3 story office building, 3 retail/restaurant buildings, a pad site on Cimarron Road, and a pad site at the intersection of Cimarron Road and Warm Springs Road. The original zoning request (ZC-0243-03) was for C-1 and C-2 zoning for a commercial complex; however, the zoning was approved to C-1 for the southern approximately 10 acres of the site, and C-P for the northern approximately 3.76 acres. Then in February 2009, the western building in the middle of the property was zoned to C-2.

The plans submitted with this application are for a new retail and restaurant building with drive-thru services on an existing undeveloped pad site adjacent to the intersection of Warm Springs

Road and Cimarron Road. The overall complex is located at the corner of Warm Springs Road and Cimarron Road with access from Warm Springs Road, Cimarron Road, and Arby Avenue. Parking is located around the building, abutting the building, and around the development. Cross-access is provided to the remainder of the office complex.

Landscaping

The plans submitted depict 15 feet of landscaping behind an attached sidewalk along Arby Avenue and a 15 foot wide landscape area, including a meandering sidewalk, located along Cimarron Road. An intense landscape buffer per Figure 30.64-12, including 2 rows of trees, is located along the eastern property line, adjacent to the residential development. Parking lot landscaping is provided per Code.

The plans submitted for this design review depict landscaping along the corner of the proposed building to help screen the drive-thru from the public right-of-way and will include landscaping around the perimeter of the new building. No other changes are proposed within the whole complex or along the perimeter of the site.

Elevations

The plans depict a retail and restaurant building that is 1 story with a maximum height of 28 feet and will include architectural elements similar to other approved buildings of the site. The building will include parapet walls and enhanced EIFS (Exterior Insulation Finishing System) treatments along all walls, and will provide for roof lines with variations in the overall height. Also included are decorative stone accents with painted steel columns, and dual clear glazing for the storefront windows.

Floor Plans

The plans depict 4 separate lease spaces for both retail and a restaurant use within this building.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the design review is for a new, 5,014 square foot retail and restaurant building with a drive-thru on an existing undeveloped pad site within the complex. The proposed building will incorporate architectural treatments similar to the existing buildings already on-site. The proposed use is appropriate within the immediate area and provides services typical of a shopping center.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-21-0544	Waived alternative driveway geometrics, with a design review for an office building & increased grade	Approved by BCC	November 2021
NZC-1077-08	Reclassified 1 retail building to C-2 zoning for a tavern	Approved by BCC	February 2009

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0385-08	Comprehensive sign plan	Approved by BCC	July 2008
DR-1160-07	Modifications to the office and retail commercial development, with a waiver for landscaping	Approved by BCC	November 2007
WS-1825-04	Increased height in conjunction with 2 office buildings, 3 retail buildings, and 2 future pad sites	Approved by BCC	November 2004
ZC-0243-03	Reclassified the site to C-P zoning for the northern 3.76 acres and C-1 zoning for the southern 10 acres	Approved by BCC	July 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial	C-P	Undeveloped/retail
South	Neighborhood Commercial	R-E & C-1	Retail portion of the complex
East	Business Employment	C-1	Undeveloped
West	Public Facilities	C-P	St. Rose Hospital

The subject site and surrounding area are located in the Public Facilities Needs Assessment (PFNA) area.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Staff finds that the proposed use, in part, complies with the Countywide Goals and Policy 5.1.3: Economic Base, whereby to emphasize tourism, retail, and gaming as part of the region's economic pillars. In addition, the proposed design elements on the exterior facades will include enhanced architectural features like those already approved within the complex. The overall design and placement of the building is aesthetically pleasing, functional, and compatible with the existing commercial complex; therefore, staff supports 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

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of a lack of necessary public services in the area.
- Applicant is advised that the installation and use of cooling systems that consumptively use water are prohibited; 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

- Traffic study and compliance.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0375-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: JAMD, LLC

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