

RESTAURANT
(TITLE 30)

FORT APACHE RD/HACIENDA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-22-0277-APACHE HACIENDA LP:

DESIGN REVIEW for a drive-thru restaurant in conjunction with an existing mixed-use development on a portion of 2.8 acres in a U-V (Urban Village - Mixed-Use) Zone.

Generally located on the northwest corner of Fort Apache Road and Hacienda Avenue within Spring Valley. JJ/jt/jo (For possible action)

RELATED INFORMATION:

APN:

163-30-616-001 ptn

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 5235 S. Fort Apache Road
- Site Acreage: 2.8 (portion)
- Project Type: Drive-thru restaurant
- Number of Stories: 1
- Building Height (feet): 21
- Square Feet: 778
- Parking Required/Provided: 609/612 (entire mixed-use complex)

History

ZC-1738-05 was approved in March 2006 by the Board of County Commissioners (BCC) for a mixed-use development on a total of 10 acres; however, the design review portion of this request was denied. The zone change was kept active with various extension of time applications. In October 2015, the BCC approved DR-0396-15 for the mixed-use development, which required a design review as a public hearing for significant changes to the plans. DR-0396-15 was approved for 308 residential units and 17,000 square feet of commercial area divided between 4 buildings located on the eastern 2.8 acres of the site. The residential component for the development was constructed, and the commercial component of the mixed-use development has not been constructed yet; however, ADR-22-900032 was approved for minor modifications for the northern portion of the commercial component including adding drive-thru lanes and pick-up

windows. This application will significantly modify the southern portion of the commercial component; therefore, this drive-thru restaurant requires a design review as a public hearing due to the condition of approval on DR-0396-15.

Site Plan

The site plan depicts a new drive-thru restaurant set back approximately 30 feet from the east property line along Fort Apache Road. A porte-cochere extends over the drive-thru lane on the east side of the building, and the porte-cochere is set back approximately 15 feet from the east property line. The building is set back approximately 26 feet from the south property line along Hacienda Avenue. A parking lot is located on the west side of the building, and “U” shaped drive-thru lane extends south around the parking lot, east around the building, and north to the window under the porte-cochere. Cross access is provided with the future parts of the commercial complex to the north. Other elements of the site include a trash enclosure located on the northwest side of the parking lot, a loading space and bicycle racks located on the south side of the parking lot, and pedestrian pathways that connect to the sidewalks along both Fort Apache Road to the east and Hacienda Avenue to the south.

Landscaping

An existing detached sidewalk with 15 feet of landscaping is located along Fort Apache Road, and an existing attached sidewalk with 15 feet of landscaping is located along Hacienda Avenue. New landscaping will be installed on both sides of the drive-thru lane, around the parking lot, and around the base of the building.

Elevations

Exterior elements for the drive-thru restaurant include painted stucco, metal awnings, metal accent panels, wood screening, and parapet walls along the roofline. The maximum height is approximately 21 feet.

Floor Plan

The interior of the 778 square foot drive-thru restaurant includes a food preparation area, walk-in cooler, office, and restroom.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant states that the restaurant will accommodate both drive-thru service and pedestrian pick-up. While drivers will be the predominate customer base, residents from the residential component of the mixed-use development will be able to walk to the pick-up window to order food. Overall, the design complies with all Title 30 standards.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-22-900032	Minor modifications to an approved commercial component of a mixed-use development	Approved by ZA	February 2022

Prior Land Use Requests

Application Number	Request	Action	Date
ET-21-400179 (DR-0396-15)	Second extension of time for modifications to an approved mixed-use development	Approved by BCC	February 2022
ADET-20-900203 (DR-0396-15)	Administrative extension of time for a modification to an approved mixed-use development	Approved by ZA	April 2020
AR-18-400157 (DR-0396-15)	Application review for a modification to an approved mixed-use development	Approved by BCC	December 2018
DR-0396-15	Modification to an approved mixed-use development	Approved by BCC	October 2015
ZC-1738-05 (ET-0023-15)	Third extension of time to reclassify 10 acres from C-P and C-1 to U-V zoning with a use permit to increase building height in conjunction with a mixed-use project	Approved by BCC	May 2015
ZC-1738-05 (ET-0025-12)	Second extension of time to reclassify 10 acres from C-P and C-1 to U-V zoning with a use permit to increase building height in conjunction with a mixed-use project	Approved by BCC	April 2012
ZC-1738-05 (ET-0077-09)	First extension of time to reclassify 10 acres from C-P and C-1 to U-V zoning with a use permit to increase building height in conjunction with a mixed-use project	Approved by BCC	May 2009
VS-0877-07	Vacated and abandoned easements and rights-of-way - expired	Approved by PC	October 2007
DR-1212-06	Mixed-use development with 30.8 du/ac with a maximum building height of 74 feet - expired	Approved by BCC	November 2006
ZC-1738-05	Reclassified 10 acres from C-P and C-1 to U-V zoning along with a use permit to increase building height for a mixed-use development - use permit #2 and the design review were denied	Approved by BCC	March 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-1 & C-2	Shopping center
South	Corridor Mixed-Use	R-2 & C-2	Shopping center with a gasoline station
East	Corridor Mixed-Use	C-2	Shopping center
West	Corridor Mixed-Use	U-V	Residential portion of the mixed-use development

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

The proposed drive-thru restaurant complies with the standards of approval for a design review. For example, the drive-thru restaurant is compatible with adjacent development and developments in the area, site access and circulation do not negatively impact adjacent roadways and neighborhood traffic, and the building and landscape materials are appropriate for the area. Although drive-thru services are not typical for a mixed-use development, this project incorporates a pedestrian component to the restaurant, which is consistent with the intent to provide services within a mixed-use development that residents can patronize without a vehicle. Also, drive-thru elements were added to the other portions of the commercial complex with ADR-22-900032. As a result, 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

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be 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 #0195-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: NASREEN R. MOLLA

CONTACT: NASREEN MOLLA, RKAA ARCHITECTS INC, 2233 E. THOMAS ROAD,
PHOENIX, AZ 85016