

05/02/23 PC AGENDA SHEET

FAST FOOD RESTAURANT
(TITLE 29)

WARM SPRINGS RD/DURANGO DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0099-DURANGO PLAZA HOLDINGS REVOCABLE LIVING TRUST ETAL & MORADI HAMID TRS:

USE PERMIT for an outside dining/drinking area.

DESIGN REVIEW for a proposed fast food restaurant with drive-thru on 1.1 acres in a C-2 (General Commercial) Zone within a P-C (Planned Community) Overlay District in the Rhodes Ranch Master Planned Community.

Generally located on the south side of Warm Springs Road, 740 feet west of Durango Drive within Spring Valley. JJ/rk/syp (For possible action)

RELATED INFORMATION:

APN:

176-08-516-003

LAND USE PLAN:

SPRING VALLEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 8745 W. Warm Springs Road
- Site Acreage: 1.1
- Project Type: Restaurant with outside dining and drive-thru
- Number of Stories: 1
- Building Height (feet): 24
- Square Feet: 3,416 (restaurant)/551 (outside patio)
- Parking Required/Provided: 162/278

Site Plan

This is a request for a new 1 story, 3,416 square foot fast food restaurant with drive-thru and outside dining (Shake Shack). The restaurant will replace an existing 6,376 square foot bank. The plan depicts ingress/egress to the subject parcel via internal driveways with the commercial properties to the south, east, and west. The proposed fast food restaurant building is located mid-site, with a 12.5 foot wide drive-thru which wraps around the south and east sides of the building. The new building will face west towards the parking lot of the overall shopping center.

The plans also show an outside dining patio located on the west side of the restaurant. Parking is provided to the north, east, and west of the restaurant, and vehicular circulation is provided by a 25 foot wide drive aisle around the building. The proposed building is set back 80 feet from the north property line (Warm Springs Road).

Landscaping

Street landscaping consists of a 30 foot wide landscape area with an existing meandering detached sidewalk along Warm Springs Road. Internal to the site landscaping is shown throughout the parking lot and around the building footprint.

Elevations

The plans depict a 19 foot to 24 foot high building with the standard façade for a Shake Shack restaurant including concrete veneer panels, brick accents, textured wood siding, aluminum store front windows and doors, metal awnings, and sloped metal rooflines. A drive-thru window is shown on the east elevation.

Floor Plans

The plans depict a 3,416 square foot building that consists of restaurant seating areas, service counter, restrooms, kitchen, and back of house area.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant indicates this use and building are appropriate and compatible with the shopping center. The redevelopment of the former bank building to a restaurant use is appropriate because the site is adequately parked, and the building was vacant for a while which can impact the center. The redevelopment of the site upgrades the entire center with a community serving use that will bring more activity to the center.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0531-05	Retail/office buildings	Approved by PC	May 2005
DR-1658-04	Bank building	Approved by PC	October 2004
UC-1151-02	Mini warehouse building	Approved by PC	September 2002
ZC-0633-98	Reclassified this site to C-2 zoning	Approved by BCC	May 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Compact Neighborhood (up to 18 du/ac)	R-3 & R-4	Single family residential & condominium complex
South, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	C-2	Remaining portions of the shopping center

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 29.

Analysis

Comprehensive Planning

Use Permit

The proposed outside dining area for the commercial center is relatively small in size and should not have negative impacts on the neighboring properties. Typically, patrons utilizing fast food restaurants outside dining areas are not occupying that area for very long. Additionally, the nearest residential development is located over 180 feet away on the north side of Warm Springs Road. Therefore, staff can support this request.

Design Review

The design of the proposed fast food restaurant is harmonious to the overall shopping center and does not pose a visual nuisance to the site or to the neighboring establishments. The design is aesthetically pleasing and does not pose unwarranted effects. Furthermore, the parking lot re-design provides additional parking, and the circulation does not impede pedestrian and vehicular flow along Warm Springs 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 29, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; 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

- Drainage study and compliance;
- 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 #0111-2023 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: VANESSA STICKEL

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