

12/05/23 PC AGENDA SHEET

RESTAURANT/DRIVE-THRU
(TITLE 30)

FLAMINGO RD/BUFFALO DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0705-FLAMINGO CAPITAL MANAGEMENT, LLC:

WAIVER OF DEVELOPMENT STANDARDS for driveway geometrics.

DESIGN REVIEWS for the following: **1)** alternative parking lot landscaping; **2)** modifications to an existing shopping center; and **3)** a restaurant with a drive-thru in conjunction with an existing shopping center on a 1.0 acre portion of 12.1 acres in a C-2 (General Commercial) Zone.

Generally located on the north side of Flamingo Road and the west side of Buffalo Drive within Spring Valley. JJ/hw/syp (For possible action)

RELATED INFORMATION:

APN:

163-16-814-002 through 163-16-814-009 ptn

WAIVER OF DEVELOPMENT STANDARDS:

Reduce throat depth to 13.5 feet where 75 feet is the standard per Uniform Standard Drawing 222.1 (an 82% reduction).

DESIGN REVIEWS:

1. Allow alternative parking lot landscaping (tree and landscape island placement) where parking lot landscaping is required per Figure 30.64-14.
2. Modifications to an existing shopping center.
3. A restaurant with a drive-thru in conjunction with an existing shopping center.

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1 (portion)/12.1 (overall)
- Project Type: Restaurant with drive-thru
- Number of Stories: 1
- Building Height (feet): 20.1
- Square Feet: 1,298

- Parking Required/Provided: 478/584

Site Plan

The site plan depicts an existing 117,997 square foot shopping center on the northwest corner of Flamingo Road and Buffalo Drive. The existing shopping center is shown primarily on the western side of the site with 4 existing pad site buildings located in the northeast and southern portions of the site. The existing parking area is shown to be primarily in the eastern half of the site in front of the shopping center building and surrounding the pad site buildings.

The site plan shows the proposed restaurant and drive-thru will be in a 1 acre construction area in the southeastern portion of the overall site within the existing parking lot area. This 1 acre construction area will include the proposed restaurant and changes to the existing parking area. The plans show that the proposed building will be in the 0.4 acre “build-to-suit” (BTS) area in the southeast corner of the construction area. The proposed restaurant building will be set back approximately 190 feet from Flamingo Road and will be set back approximately 105 feet from Buffalo Drive and is in the southeast corner of the BTS area. Parking for the proposed restaurant is located in an 8 spot strip to the north of the proposed building and in the existing and new parking areas surrounding the restaurant’s pad site. The drive-thru will begin north of the restaurant building and parking strip and will loop around the restaurant building to the west, extend along the southern portion of the building, and then turn north along the eastern portion of the building where cars will exit the drive-thru lane to prevent conflicts the existing driveway to the east of the building site. The menu board and talk box will be located directly to the west of the building and will face away from both Flamingo Road and Buffalo Drive. The drive-thru will be able to handle a queue of 14 cars. An outside waiting area will be provided to the east of the building, and the loading zone for the site will be located approximately 62 feet west of the restaurant building. Access to the proposed restaurant and overall site is through existing commercial driveways along Flamingo Road, Miller Lane, and Buffalo Drive. There are 2 driveways along Flamingo Road, 1 driveway along Miller Lane, and 4 driveways along Buffalo Drive.

Landscaping

The plans show existing landscaping along the streets and the northern property line will remain as they are, along with existing parking lot landscape islands. The existing landscaping strips range in width between 10 feet and 15 feet and contain a variety of tree and shrub species. There are several 6 foot to 8 foot wide parking lot landscaping islands that also contain a variety of tree and shrub species.

The proposed landscaping is found primarily within the restaurant BTS area and the area immediately adjacent to the BTS area. Within the BTS area, 3 foot to 13 foot wide landscape islands surround the drive-thru aisle and the northern, western, and southern borders of the BTS area. Additional landscape islands surround the BTS parking area and the southern and northern portions of the proposed building with these islands varying in width from 8 feet up to 11 feet. These landscape islands contain a variety of shrub species along with a mix of Chaste (*Vitex agnus-castus*), Mastic (*Pistacia lentiscus*), and Thornless Chilean Mesquite (*Prosopis chilensis*) trees. The adjacent parking areas that will be restriped and have 6 foot wide landscape strip either upgraded or installed between every 3 and 21 spaces. These islands primarily contain

shrubs with Red Push Pistache (Pistacia x ‘Red Push’) trees. Overall, a total of 16 parking lot trees are required and 21 parking lot trees have been provided.

Elevations

The elevations provided depict the proposed restaurant building’s height to be 20.1 feet tall with the attached canopy capping at 14 feet tall. The exterior of the building is primarily composed of decorative bronze metal, honed face masonry, and brown wood paneling. Various artwork panels are also provided on the northern façade. Access to the building is provided by a commercial storefront window system on the northern and southern façades of the building. Various windows are provided on all sides of the building. Roof mounted equipment is screened by bronze metal parapet panels and perforated bronze metal paneling. The overall design of the restaurant building is modern in nature.

Floor Plans

The floor plans show the overall building contains 1,298 square feet divided amongst a total of 4 rooms. The primary room is a combined work, storage, and point-of-sale area with restrooms, a small break area, and a manager’s office as enclosed offshoots of the main work area. The main work area extends the length of the 28.8 foot by 56.8 foot building. The break area and manager’s office are in the northwest corner of the building, while the restrooms are in the northeast portion of the building. The point-of-sale areas are located on the eastern end of the building with a 435 square foot outside waiting area to the east of the point-of-sales areas.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant states the proposed restaurant (Starbucks) will be community serving with most customers drawn from the immediate area. They also state the addition of the Starbucks will help to revitalize the shopping center and provide a needed service. The applicant indicates the required number of trees are being provided and spread out across the developed portions of the site. Finally, the applicant indicates there are several possible entrances to the site and the design and location of the building and drive-thru were considered in relation to these driveways.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-23-900486	Changes and improvements to the façade of an existing retail building within an existing shopping center	Approved by ZA	November 2023
WS-0491-01	Permit an additional freestanding sign and reduce the separation between freestanding signs	Approved by PC	June 2001

Prior Land Use Requests

Application Number	Request	Action	Date
DR-2002-99	5,000 square foot retail building with drive-thru in conjunction with an existing shopping center	Approved by PC	February 2000
UC-0043-99	Tanning salon in conjunction with an existing shopping center	Approved by PC	February 1999
VC-1506-98	Permit an additional freestanding sign for a pad site	Approved by PC	October 1998
VC-1157-98	Permit 3 freestanding signs	Approved by PC	August 1998
DR-1871-97	Combination convenience store and restaurant	Approved by PC	November 1997
TM-0003-97	One lot commercial subdivision (Buffalo Corners)	Approved by PC	February 1997
DR-1339-96	One story, 32 foot high, 103,388 square foot shopping center with 4 pad sites	Approved by PC	September 1996
VS-0275-94	Vacated and abandoned a portion of Saddle Lane - recorded	Approved by BCC	June 1994
ZC-0179-94	A 150,000 square foot shopping center with a 97,650 square foot mini-warehouse facility and 11,075 square foot office complex	Approved by BCC	April 1994

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-1	Vehicle wash & mini-warehouse facility
South	Compact Neighborhood (up to 18 du/ac) & Corridor Mixed-Use	R-3 & C-2	Multiple family residential & pharmacy
East	Open Lands	P-F	Spring Valley High School & Community Park
West	Compact Neighborhood (up to 18 du/ac)	R-4	Multiple family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to

modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Design Reviews

Overall, staff finds that the proposed restaurant building is complementary to the overall shopping center and neighborhood. The proposed landscaping for the site will add landscaping that was otherwise not originally present in the parking lot on the site. In addition, the number of provided trees and shrubs is enough for the number of spaces being provided and restriped, which should help in reducing the heat island effect. The landscaping provided should enhance the visual appearance of the proposed restaurant building and the view of the site from the street. The provided drive-thru aisle is wide and long enough to handle the possible queuing on site, and the menu board and voice box face away from the street and other residential uses. The overall site has several points of access and staff finds that the placement of the new building does not significantly impact major flows within the site. Staff also finds the placement of the new restaurant building within a relatively unused parking lot is a great example of in-fill development and a better use of a large, open parking lot space. Finally, staff finds this project helps to support Policy 6.1.6 of the Master Plan, which encourages the adaptive reuse of vacant or underutilized spaces for in-fill development or redevelopment. The proposed design makes proper use of the space by adapting the design to reduce conflicts with the existing flows and uses on the site. The proposed use of a coffee shop is consistent with the other uses in the shopping center and for the surrounding area. For these reasons, staff can support the design reviews.

Public Works - Development Review

Waiver of Development Standards

Staff has no objection to reduce the throat depth for the southernmost driveway on Buffalo Drive. The application has worked with staff to relocate the drive-thru which provides more room for vehicles to safely exit the right-of-way to gain access to the site.

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 final zoning inspection.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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.

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 #0183-2023 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: JOSEPH KENNEDY

CONTACT: CASSANDRA WORRELL, 520 SOUTH FOURTH STREET, LAS VEGAS, NV 89101