

02/17/21 BCC AGENDA SHEET

RESTAURANT
(TITLE 30)

BLUE DIAMOND RD/CAMERON ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-20-0601-A & A LLC & GET IT GOING, LLC:

DESIGN REVIEWS for the following: **1)** a restaurant with drive-thru service; **2)** signage; **3)** lighting; and **4)** finished grade for a restaurant on 0.7 acres in a C-1 (Local Business) Zone.

Generally located on the south side of Blue Diamond Road, 150 feet west of Cameron Street within Enterprise. JJ/al/jd (For possible action)

RELATED INFORMATION:

APN:

177-18-303-022

DESIGN REVIEWS:

1. A 1,500 square foot restaurant with drive-thru service.
2. Signage in conjunction with a restaurant.
3. Lighting in conjunction with a restaurant.
4. Increased finished grade to 26 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 55.5% increase).

LAND USE PLAN:

ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.7
- Number of Stories: 1
- Building Height (feet): 19
- Square Feet: 1,500
- Parking Required/Provided: 15/15

Site Plans

The site is a triangular shaped parcel located on the south side of Blue Diamond Road with the point of the triangle located on the west side of the site and the base of the triangle being the eastern property line. The plans depict a restaurant with a drive-thru service. Access to the site

is from a proposed driveway on the western portion of this site, which is relocated from the eastern portion of the site approved via ZC-18-0174. The proposed building is located on the eastern portion of the site with parking located to the south and east of the building. Most of the business for the restaurant will be from the drive-thru service. The entrance for the drive-thru lane is located on the east side of the building traveling along the north side of the building and exiting on the west side of the building. A 3 foot high decorative wall is located along the drive-thru per the conditions of approval for ZC-18-0174.

Lighting

The plans indicate that site lighting will consist of 2 light poles and 12 lights mounted on the building. The light poles are in the parking areas to the east and west of the building. The lighting fixtures will comply with Code requirements and are designed to not cause light spillage onto the adjacent residential properties.

Landscaping

A minimum 10 foot wide landscape area consisting of trees, shrubs and groundcover is depicted along Blue Diamond Road which is in conformance with a waiver of development standards for landscaping that was approved with ZC-18-0174. A minimum 6.5 foot wide landscape area consisting of large evergreen trees, shrubs and groundcover is depicted along the southern property line, adjacent to an existing single family residential development. Additional landscape areas consisting of trees, shrubs and groundcover are located adjacent to the building and within the parking areas.

Elevations

The building is 1 story with a maximum height of 19 feet. The building has a flat roof behind a parapet wall and the building height varies between 13 feet to the maximum height of 19 feet. The exterior of the building is a combination of a stucco finish and composite wood siding painted in earth tone colors. The entrance to the building is located at the southwest corner of the structure consisting of an aluminum and glass store front. The pickup window for the drive-thru service is located at the northwest corner of the building.

Floor Plans

The building has an area of 1,500 square feet, most of which is the kitchen and food preparation area. The plan shows that approximately 300 square feet of the southwest corner of the building is intended for customer services and sales area.

Signage

The plans show a 19 foot high, 324 square foot freestanding sign located in the approximate center of the parcel along Blue Diamond Road. The sign is shaped like a round donut. In 2 foot high capital letters curving around the center of the sign is the name of the restaurant Randy's Donuts. The sign is supported by 2 steel posts and is illuminated by ground mounted lights. No plans or specifications were submitted for additional signs for the restaurant.

Applicant's Justification

The applicant indicates that the proposed use is compatible with existing and planned land uses for the adjacent properties. The proposed project will not have any adverse impacts on the

natural environment. The development of this site will contribute to the economic diversity of the area and create employment opportunities for people living in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-18-0174	Reclassified the site to C-1 zoning for a restaurant and approved a waiver for alternative landscaping along Blue Diamond Road	Approved by BCC	June 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Commercial development
South	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
East	Commercial General	H-2	Undeveloped
West	Commercial General	C-2	Commercial development

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Design Reviews #1 through #3

The architecture of the building is consistent and compatible with other commercial development in this area. The size of the proposed freestanding sign is in scale with the proposed building and will not be a visually dominate feature along the street. The ground mounted lights, to illuminate the sign, will allow the sign to blend in with the streetscape rather than distract drivers as other signs along Blue Diamond Road have done. The site lighting is designed to be in compliance with Code standards; therefore, staff can support these design review requests.

Public Works - Development Review

Design Review #4

This design review represents the maximum grade difference along the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for McCarran International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.48.120 of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

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 Comprehensive 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 per the conditions of ZC-18-0174 a design review application will be required for any additional site signage and lighting; 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

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Off-site improvements along Blue Diamond Road to be coordinated with Nevada Department of Transportation (NDOT), and applicant to provide an approved NDOT encroachment permit to Public Works Development Review Division.
- Applicant is advised that off-site improvement permits may be required, and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code;

- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

Building Department - Fire Prevention

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features (trash enclosure doors impede into access land width, and access lane width not maintained near corner leading to Blue Diamond entrance).
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended (cross access agreement required with parcel to the east).

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0323-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MARK KELEGIAN

CONTACT: ARMET DAVIS NEWLOVE ARCHITECTS, 1330 OLYMPIC BLVD, SANTA MONICA, CA 90404