

EXTERIOR REMODEL
(TITLE 30)

SPRING MOUNTAIN RD/ARVILLE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-20-0593-SUN SHENG INVESTMENT, LLC:

WAIVER OF DEVELOPMENT STANDARDS to eliminate the Asian Design Overlay District standards relating to roof and building design.

DESIGN REVIEW for exterior building (facade) remodel for 2 buildings within an existing shopping center on 1.2 acres in a C-2 (General Commercial) Zone in the Asian Design Overlay District.

Generally located on the north side of Spring Mountain Road, 300 feet east of Arville Street within Paradise. JJ/nr/jd (For possible action)

RELATED INFORMATION:

APN:

162-18-510-003; 162-18-510-009

WAIVER OF DEVELOPMENT STANDARDS:

Allow non-Asian roof and building design where required per Section 30.48.850.

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 4300 Spring Mountain Road
- Site Acreage: 1.2
- Project Type: Exterior remodel
- Number of Stories: 1
- Building Height (feet): 20 feet 4 inches
- Square Feet: 17,500 (2 buildings)

Site Plans

The plans show 2 existing buildings in an existing shopping center. The shopping center has shared parking, cross access, with ingress and egress with 7 other parcels within the same shopping center. Access to the shopping center is from Spring Mountain Road and Arville Street. There are no proposed changes to the existing site layout.

Landscaping

No changes to landscaping are proposed or required as part of this request.

Elevations

The plans depict modifications to the exterior façade of the 2 existing buildings which include removing the Asian themed clay tile awnings from the front of the buildings, installation of rooftop parapet to hide equipment, and install a 50 foot wide by 20 foot long patio cover connecting the 2 buildings. The proposed exterior of the 2 buildings will consist of stone veneer and stucco with aluminum awnings over the doors with 2 foot wide spacing in between the awnings. The other buildings in the shopping center consist of stucco exterior with clay tiled awnings and decorative cornices consistent with the Asian Overlay District.

Floor Plans

Each of the subject buildings has 8,750 square feet of floor area which will remain unchanged.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed building façade changes will reduce maintenance costs and enhance the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0240-17	Exterior façade remodel to extend the roof parapet wall and add minor stone enhancements - expired	Approved by PC	May 2017
UC-1561-05	Live entertainment in conjunction with a restaurant	Approved by PC	November 2005
UC-1278-03	Massage establishment	Approved by PC	September 2003
ZC-0103-84	Reclassified 2.6 acres from R-E to C-2 zoning for a shopping center	Approved by BCC	June 1984

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Commercial General	C-2	Shopping Center & retail uses

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waiver of Development Standards & Design Review

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.

The proposed changes include the removal of Asian themed building design elements that are consistent with the other buildings within the existing shopping center and do not meet standards that are required by the Asian Design Overlay District. The Asian Overlay District is intended to ensure architectural unity by the creation of aesthetic and functional continuity through physical integration of architectural components. Urban Specific Policy 78 of the Comprehensive Master Plan encourages architectural treatments that eliminate blank building elevations in areas visible to the general public and right-of-ways. Although 5 of the 7 parcels within the shopping center have different ownership, currently 5 of the 7 buildings are architecturally consistent with each other in their Asian design elements. A prior design review was approved to raise the parapet wall and add some stone accents to the 2 subject buildings, but it did not remove the existing Asian Design elements. Staff supports the upgrade to the site, but not the contemporary style. The proposed changes are not consistent within the existing shopping center or the overlay district requirements. Staff finds that this request is a self-imposed hardship; therefore, staff cannot support the application.

Staff Recommendation

Denial.

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

If approved:

- Applicant is advised that 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: ASHLEY SMITH

CONTACT: JOE MIDDLEDORF, LAS VEGAS PATIO COVERS, 2799 E TROPICANA AVE, SUITE G, LAS VEGAS, NV 89121