

03/02/21 PC AGENDA SHEET

FAST FOOD RESTAURANT
(TITLE 30)

TROPICANA AVE/NELLIS BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0021-TROP NELLIS, LLC:

USE PERMIT to eliminate the pedestrian access around the outside dining/drinking area.

DESIGN REVIEW for a proposed fast food restaurant with a drive-thru on a portion of a 5.9 acre site in a C-2 (General Commercial) Zone.

Generally located on the north side of Tropicana Avenue and the west side of Nellis Boulevard within Paradise. TS/rk/jd (For possible action)

RELATED INFORMATION:

APN:

161-20-801-007 ptn

USE PERMIT:

Eliminate the required 48 inch wide pedestrian access around the perimeter of the outside dining/drinking area where required per Table 30.44-1.

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 4970 E. Tropicana Avenue
- Site Acreage: 5.9 (portion)
- Project Type: Fast food restaurant
- Number of Stories: 1
- Building Height (feet): Up to 25
- Square Feet: 2,560
- Parking Required/Provided: 300/354

Site Plan

This is a request for a new 1 story, 2,560 square foot fast food restaurant with drive-thru (El Pollo Loco). The restaurant will replace an existing 4,500 square foot bank. The new building will face west towards the parking lot of the overall shopping center. Parking for the shopping center will have a net gain of 1 additional parking space with the design of this application. The drive-thru aisle is located along the south and east sides of the building and the traffic will

circulate around the restaurant. The proposed building is set back 40 feet from the south property line (Tropicana Avenue) and 20 feet from the east property line (Nellis Boulevard). Access to the site is shown from multiple driveways on both Tropicana Avenue and Nellis Boulevard.

Landscaping

No changes are proposed or required to the existing landscaping planters that are located along Tropicana Avenue and Nellis Boulevard. A new landscape area is proposed just north of the street landscaping along Tropicana Avenue where there is a driveway into the site. Interior to the proposed pad site, landscaping is distributed throughout the parking lot and around portions of the building footprint and outside dining area. The landscape materials include trees, shrubs, and groundcover.

Elevations

The plans depict the building will have varying roof heights that range from 12 feet to 25 feet high with a new prototype façade for El Pollo Loco restaurant. This project will be 1 of the first locations to introduce a new prototype design with colors that try to capture the feeling of flamed grilled food that will be rolling out nationally. The building materials include stucco finished walls, trim accents, metal awnings, and aluminum store front windows and doors.

Floor Plans

The plans show a 2,560 square foot restaurant with seating area, kitchen, storage areas, office, and restrooms. The outside dining area is approximately 240 feet and is located on the south side of the building.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant the proposed building will enhance the existing shopping center which has a plain look. It will replace a generic bank building with a new building that is inviting and energetic. The outside dining and drinking area will have direct access from the main building and the location of the patio is 3 feet 7 inches (at one corner) from the drive-thru. Given the patio location, the pedestrian access around the perimeter would be of no use and it would not lead or connect to anything.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-1	Single family residential
South	Commercial General	C-2	Mixed-use project
East	Commercial General	C-2	Retail center
West	Commercial General	C-1	Mini-warehouse complex

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Staff does not object to eliminating the 48 inch wide pedestrian access requirement around the perimeter of the outside dining and drinking patio area. The outside dining and drinking patio has an overall area of approximately 240 square feet and is enclosed on the north side by the main building and surrounded on all other sides by landscaping. Additionally, the south and east sides beyond the landscaping is the location of the drive-thru aisle. Given the patio location, the pedestrian access around the perimeter would be of no use and it would not lead or connect to anything. The design of the outside patio area has ample room for customers and staff to circulate throughout the patio area, and safely be away from vehicular traffic; therefore, staff can support this portion of the 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 Tropicana Avenue and Nellis Boulevard. 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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

- Traffic study and compliance.

Building Department - Fire Prevention

- No comment.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: ADN ARCHITECTS

CONTACT: ADN ARCHITECTS, 1330 OLYMPIC BLVD., SANTA MONICA, CA 90404