

07/20/21 PC AGENDA SHEET

DRIVE-THRU
(TITLE 30)

UPDATE
NELLIS BLVD/DESERT INN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-21-0237-KHARBANDA SANJEEV LIVING TRUST & KHARBANDA SANJEEV TRS:

HOLDOVER DESIGN REVIEW for a proposed drive-thru in conjunction with a restaurant on 4.2 acres in a C-2 (General Commercial) Zone.

Generally located on the east side of Nellis Boulevard and the south side of Desert Inn Road within Sunrise Manor. TS/sd/jd (For possible action)

RELATED INFORMATION:

APN:

161-16-101-001

LAND USE PLAN:

SUNRISE MANOR - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 3310 S. Nellis Boulevard
- Site Acreage: 4.2
- Project Type: Drive-thru
- Number of Stories: 1
- Building Height (feet): 19
- Square Feet: 366
- Parking Required/Provided: 231/231

Site Plans

The plans depict an existing shopping center located along Nellis Boulevard and Desert Inn Road. Access to the site is from various locations along both Nellis Boulevard and Desert Inn Road. The existing shopping center building is L shaped, with a building on the northwest corner of the site. The applicant is proposing to construct a 366 square foot drive-thru restaurant along Nellis Boulevard, located between 2 driveway entrances. The proposed building is set back 10 feet from the west property line (Nellis Boulevard). The plans show a 1 way drive-thru along the

eastern portion of the building, where customers can order and receive food through 1 window. There is no call box used to place an order. No seating is proposed with this restaurant (indoor or outdoor) and dining is not shown or proposed. Aside from the footprint no major changes are proposed or shown to the existing parking lot, parking layout, and traffic drive aisles. Seven parking spaces appear to be located behind the proposed drive-thru and will be partially blocked during business hours.

Landscaping

The plans depict existing landscaping along Nellis Boulevard with medium canopy trees, palm trees, and various groundcover. No additional landscaping is proposed as part of this application.

Elevations

The plans depict the commercial building with the maximum height shown is 19 feet with parapet walls, canvas awning, and a stucco finish. A drive-thru window is shown on the eastern elevation.

Floor Plans

The plans depict a floor plan of 366 square feet with a kitchen and restroom. No indoor seating is shown and will only have employees working inside and providing drive-thru services.

Signage

Signage is not a part of this request.

Applicant's Justification

The building which is depicted on the site plan has a gross area of 366 square feet and stands 19 feet high. The design intent is to harmoniously blend with the existing shopping center building. The site is accessible from Nellis Boulevard and Desert Inn Road via existing driveways, which are not being impacted by the proposed building. All existing landscape areas and site lighting are to remain as-is with no negative impacts by the proposed building. The trash enclosure is also existing and to remain untouched. Parking required by this addition also does not have a negative impact to the existing parking, as a total of 231 spaces are required and provided within the site.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0569-08	Auctions in conjunction with a second-hand store	Approved by PC	July 2008
UC-0551-07	Convivence store with reduced separation from residential uses	Approved by PC	June 2007
UC-1581-04	Tattoo shop	Approved by PC	October 2004
UC-0912-04	Check cashing and residential separation	Approved by PC	July 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-1	Retail building
South & East	Residential Suburban	R-T	Single family residential
West	Commercial General & Residential Suburban	C-2	Retail building & single family residential

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

Staff has concerns with the proposed drive-thru and associated restaurant. Goal 74 of the Comprehensive Master Plan encourages the physical and functional integration of surrounding buildings, along with existing and/or proposed pedestrian paths and streets when considering the location of the buildings on the site. Review of the site plan shows up to 7 on-site parking spaces will be, in part, blocked by vehicles stacking in the drive-thru. This creates an on-site parking reduction below the requirement of 231 spaces. The applicant has not provided a mitigation plan to prevent internal vehicular conflicts at peak hours. In addition, the drive-thru lane is incorporated into the existing drive aisle and is shown on the plans as a 1 way direction for the drive-thru and is reduced to 12 feet with a concrete island. Along with ingress traffic from Nellis Boulevard just north of the proposed drive-thru, these factors have the potential of creating conflicts that can be hazardous to both pedestrians and vehicular traffic flow; therefore, staff cannot support this request.

Public Works - Development Review

Staff concurs with the Current Planning analysis related to the safety issues that the on-site vehicular movements. will cause for vehicles accessing the site from Nellis Boulevard. Vehicles entering the site would face immediate conflicts with vehicles exiting the drive-thru, creating a dangerous situation.

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:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Sunrise Manor - denial.

APPROVALS: 1 card

PROTESTS: 1 card, 1 letter

PLANNING COMMISSION ACTION: July 6, 2021 – HELD – To 07/20/21 – per the applicant.

APPLICANT: SHELDON COLEN

CONTACT: SERGIO COMPARAN, SCA DESIGN, 2580 ST. ROSE PARKWAY, SUITE 305, HENDERSON, NV 89074