

RESTAURANT
(TITLE 30)

FLAMINGO RD/ARVILLE ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-21-0403-FAP, LLC:

DESIGN REVIEW for a restaurant with a drive-thru and outside dining on a portion of 4.3 acres in a C-2 (Commercial General) Zone.

Generally located on the south side of Flamingo Road, 375 feet west of Arville Street within Paradise. MN/bb/jo (For possible action)

RELATED INFORMATION:

APN:
162-19-101-029 ptn

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:
Project Description

General Summary

- Site Address: 4455 W. Flamingo Road
- Site Acreage: 4.3 (portion)
- Project Type: Restaurant with drive-thru
- Number of Stories: 1
- Building Height (feet): 22
- Square Feet: 2,748
- Parking Required/Provided: 199/208

Site Plans

The plans depict a developed commercial shopping center (Flamingo Arville Plaza) at the southwest corner of Flamingo Road and Arville Street. The proposed restaurant occupies the southeast end unit of the shopping center. The east wall of the restaurant has a pick-up window that is now proposed as a drive-thru window. The southeast corner of the property has an access driveway from Arville Street. Access to the site is provided by 3 driveways on Flamingo Road and 3 driveways on Arville Street. The proposed drive-thru lane will start 27 feet 9 inches from the Arville Street property line. The drive-thru lane continues west along the southern property line for approximately 112 feet to the shopping center perimeter driveway. The drive-thru lane continues past the shopping center driveway, adjacent to the restaurant building and the pick-up window. The drive-thru is contained by 2 separate portions of new curb that is designed to

separate the shopping center driveways from the drive-thru lane. There is enough stacking space for 8 vehicles. In addition, the outside dining area is located in the front of the restaurant.

Landscaping

Landscaping is not a part of this request.

Elevations

The elevations depict a new awning above the pick-up window on the east side of the building, stucco siding, aluminum storefront entrance with windows on the north facing wall, and a dome shaped roof façade feature facing north. The facades and siding will be painted a deep maroon, dark gray, and light gray color.

Floor Plans

The floor plans depict a 2,748 square foot restaurant that includes an 896 square foot dining area, 1,178 square feet of kitchen space, restrooms, and order line space. The dining area accommodates 60 people with another 16 people able to be seated in the outdoor dining area. The order window pop-out adds 48 square feet to the original floor plan area.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant is proposing to reconstruct the interior of an existing restaurant and replace with a restaurant that includes outdoor dining and a drive-thru lane with pop-out window. Only 48 additional square feet of floor space will be added to the building footprint. The applicant will reconfigure the parking spaces located east of the building to accommodate a drive-thru lane and continued driveway access to and from the shopping center. The exterior of the building will be painted and new access and windows will be installed. Menu signs will be placed on the south property line for use by the stacked vehicles in the drive-thru lane. The outdoor dining area is limited to 16 seats.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0056	New freestanding signs	Approved by PC	March 2019
UC-0345-16	Recreational facility (indoor escape rooms)	Approved by PC	July 2016
UC-0476-10	Roof sign where not permitted in conjunction with an existing shopping center	Approved by PC	November 2010
UC-1490-06 (ET-0326-09)	Second extension of time to review a massage establishment as a principal use	Approved by PC	January 2010
UC-1490-06 (ET-0376-07)	First extension of time to review a massage establishment as a principal use	Approved by PC	May 2008
UC-1490-06	Massage establishment as a principal use	Approved by PC	December 2006

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1533-01	Live entertainment and to reduce the residential separation requirement for an on-premises consumption of alcohol establishment in conjunction with a restaurant	Approved by PC	January 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High (8 to 18 du/ac)	R-3	Single family residential
South	Commercial Tourist	M-1	Indoor kart racing facility
East	Commercial Tourist	H-1	Palm Resort Hotel & resort condos
West	Commercial Tourist	C-2	Restaurant & commercial uses

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

The proposed development is not compatible with adjacent and surrounding developments in the area, including traffic circulation and vehicular access to the proposed drive-thru. Site access and circulation negatively impact adjacent roadways and internal traffic movements by creating turning conflicts and cross-traffic movements within the parking lot. Staff does not object to the renovations proposed to the restaurant area or outdoor dining. The existing window is intended for incidental take-out delivery that is ordered before arriving.

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

- Traffic study and compliance.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: MORIAH CURRAN

CONTACT: MORIAH CURRAN, PGAL, 3379 W. OQUENDO RD, LAS VEGAS, NV 89118