

11/02/21 PC AGENDA SHEET

RETAIL BUILDING
(TITLE 30)

SILVERADO RANCH BLVD/MARYLAND PKWY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-21-0516-AG PROPERTY DEVELOPMENT, LLC:

DESIGN REVIEW for a proposed retail and restaurant building with a drive-thru in conjunction with an approved shopping center on a portion of 6.5 acres in a C-2 (General Commercial) Zone.

Generally located on the north side of Silverado Ranch Boulevard, 300 feet west of Maryland Parkway within Paradise. MN/sd/jo (for possible action)

RELATED INFORMATION:

APN:

177-22-813-004 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 6.5 (portion)
- Project Type: Retail & restaurant building
- Number of Stories: 1
- Building Height (feet): 20 to 28
- Square Feet: 4,950
- Parking Required/Provided: 203/269 (overall shopping center)

Site Plans & History

The approved plans depict a pad site for a retail building with a proposed drive-thru. The original design review (DR-0485-16) was approved for this retail pad site, however the applicants have requested revisions to the originally approved site plan. In addition, a previous condition of DR-0485-16 requires a design review as a public hearing for this pad and all other pad sites that are proposed for development. Access to the site is from internal driveways of the approved shopping center. Cross-access is provided with the existing CVS pharmacy to the southeast.

Landscaping

The plans show a pad site with most of the parking lot and street landscaping proposed as part of the approved shopping center.

Elevations

The plans depict a retail building up to 28 feet in height consisting of stucco finish, decorative trellises, metal canopies, and dual clear glazing with aluminum frames. Decorative accents and reveal joints are incorporated into all buildings. The roofs are flat with parapet walls at varying heights.

Floor Plans

The proposed 4,950 square foot retail/restaurant building consists of a shell and is designed to accommodate 3 tenants, including a restaurant with a drive-thru service.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that as required by a previous condition of approval for DR-0485-16, the proposed request for a retail and restaurant building with a drive-thru is consistent and compatible with the approved shopping center. The request is to increase the overall square footage for Pad "C". There is excess parking to accommodate the increase in area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0670	Massage establishment	Approved by BCC	October 2019
DR-18-0252	Amended the comprehensive sign plan	Approved by BCC	May 2018
DR-0836-17	A retail and restaurant building with a drive-thru in conjunction with an approved shopping center	Approved by BCC	November 2017
DR-0590-17	Comprehensive sign plan for an approved shopping center	Approved by BCC	September 2017
DR-0485-16	Shopping center with several pad sites	Approved by BCC	September 2016
NZC-0020-15	Reclassified the site from C-2 to R-3 zoning for a multiple family residential development	Withdrawn by BCC	July 2015
UC-1631-04	A planned unit development for a condominium complex with various waivers of a zone change (ZC-0443-98) - expired	Approved by BCC	October 2004
ZC-0443-98	Reclassified the site from R-E to C-2 zoning for a shopping center	Approved by BCC	October 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	P-F	Roger Gehring Elementary School
South	Commercial General	C-2	Shopping center
East	Commercial Neighborhood	C-1	Undeveloped
West	Residential Suburban (up to 8 du/ac)	R-2	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

The project complies with Urban Specific Policy 74 of the Comprehensive Master Plan which encourages the siting of a portion of the total building area at the street perimeter of commercial developments. Perimeter of streets also strengthens the streetscape and helps to screen off-street parking areas. Likewise, the proposed building will have architectural design elements on all sides of the buildings; therefore, the request complies with Urban Specific Policy 78 which encourages architectural treatments. Staff finds the project complies with both Title 30 standards and the policies in the Comprehensive Master Plan; therefore, staff can support the 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

- Comply with approved drainage study PW17-16436;
- 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: AG PROPERTY DEVELOPMENT, LLC

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