DR-18-0676-RAINBOW ROBINDALE PLAZA, LLC:

DESIGN REVIEW for a proposed retail building with outside dining on a portion of 2.1 acres in a C-1 (Local Business) Zone.

Generally located on the west side of Rainbow Boulevard, 550 feet south of Robindale Road within Enterprise. SS/md/ja (For possible action)

RELATED INFORMATION:

APN: 176-10-701-020 ptn

LAND USE PLAN: ENTERPRISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary
- Site Address: 7795 S. Rainbow Boulevard
- Site Acreage: 2.1 (portion)
- Project Type: Retail building
- Number of Stories: 1
- Building Height: 21 feet
- Square Feet: 3,412
- Parking Required/Provided: 88/123 (shopping center)

Site Plans
The plans depict a shopping center consisting of an existing 15,600 square foot retail building located on a 2.1 acre site. The proposed retail building, consisting of 3,412 square feet, is located at the southeast corner of the project site adjacent to Rainbow Boulevard. A 200 square foot outdoor dining area is proposed at the northeast corner of the building. An existing attached 5 foot wide sidewalk and 10 foot wide landscape area is located along Rainbow Boulevard. Eighty-eight parking spaces are required for the site where 123 parking spaces are provided. Access to the project site is granted via an existing commercial driveway adjacent to Rainbow Boulevard. Existing cross access is provided between the project site and the parcels immediately to the north and south.
Landscaping
All street and site landscaping exists and no additional landscaping is required or provided with this application.

Elevations
The plans depict a building height ranging from 16.5 feet to 21 feet to the top of the parapet wall. Portions of the north, east, and west elevations consist of a decorative concrete tile roof, matching the existing buildings within the shopping center. The exterior of the building consists of an aluminum storefront window system, stucco, and a stone wainscot base to match the existing buildings within the development. A decorative steel tube trellis is also featured on the north, east, and west elevations. All rooftop mounted equipment will be screened by parapet walls.

Floor Plans
The plans depict an open floor space consisting of 3,412 square feet with an outdoor dining area consisting of 200 square feet.

Signage
Signage is not a part of this application.

Applicant’s Justification
The applicant states that the proposed building is designed to be visually and functionally compatible with the existing shopping center. The building is designed for community and retail services, matching all commercial development surrounding the parcel and fitting nicely within its context. The construction of the retail building will serve the commerce needs of the community and enhance the aesthetic appeal of the shopping center.

Prior Land Use Requests

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
<th>Action</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>UC-0754-16</td>
<td>On-premises consumption of alcohol (service bar) in conjunction with a proposed restaurant within an existing shopping center</td>
<td>Approved by PC</td>
<td>December 2016</td>
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<tr>
<td>UC-0654-15</td>
<td>On-premises consumption of alcohol (service bar) in conjunction with a proposed restaurant within an existing shopping center</td>
<td>Approved by PC</td>
<td>February 2016</td>
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<tr>
<td>UC-0278-15</td>
<td>On-premises consumption of alcohol (service bar) in conjunction with an existing restaurant (Japanese) within an existing shopping center</td>
<td>Approved by PC</td>
<td>June 2015</td>
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<tr>
<td>UC-0195-10</td>
<td>Convenience store, reduced separations and setbacks for a convenience store, service bar with a restaurant, and a design review in conjunction with an existing shopping center</td>
<td>Denied by BCC</td>
<td>July 2010</td>
</tr>
<tr>
<td>UC-0680-09</td>
<td>Convenience store and reduced separation from residential development</td>
<td>Denied on appeal by BCC</td>
<td>February 2010</td>
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<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>UC-0973-07</td>
<td>Outside dining with a waiver for street landscaping and design review for a shopping center</td>
<td>Approved by BCC</td>
<td>September 2007</td>
</tr>
<tr>
<td>ZC-0943-02</td>
<td>Reclassified to C-1 zoning</td>
<td>Approved by BCC</td>
<td>September 2002</td>
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</tbody>
</table>

Surrounding Land Use

<table>
<thead>
<tr>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
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<tr>
<td>North</td>
<td>Commercial Neighborhood</td>
<td>C-1</td>
</tr>
<tr>
<td>East</td>
<td>Residential High (8 to 18 du/ac)</td>
<td>R-3</td>
</tr>
<tr>
<td>South</td>
<td>Commercial Neighborhood</td>
<td>C-1</td>
</tr>
<tr>
<td>West</td>
<td>Residential Suburban (up to 8 du/ac)</td>
<td>R-2</td>
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STANDARDS FOR APPROVAL:
The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis
Staff finds that the proposed retail building complies with Commercial Policy 67 of the Comprehensive Master Plan which states that site planning and building design of commercial developments should be compatible with abutting uses through the use of appropriate buffers, setbacks, landscaping, building height, and materials. The architectural materials utilized on the exterior of the building are compatible to and consistent with the existing shopping center. The proposed retail building complies with Commercial Policy 66 that states commercial development should provide access points on arterial streets (Rainbow Boulevard) and not on local neighborhood streets. The project site also provides cross access to the existing commercial developments to the north and south, complying with Commercial Policy 65 that encourages opportunities for cross access with adjoining sites. The proposed development complies with several policies from the Comprehensive Master Plan; therefore, staff recommends approval.

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 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
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show fire hydrant locations on-site and within 750 feet; that fire protection may be required for this facility; and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)
- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0519-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval (design review for lighting, signage, and significant changes to the plans).
APPROVALS:
PROTESTS:

APPLICANT: RAINBOW ROBINDALE PLAZA, LLC
CONTACT: NICK ANTRILLO, 2355 N. CHRISTY LANE, LAS VEGAS, NV 89156