



Planning Commission Agenda Item

Date: May 11, 2022

Item No: 21.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Amy Michaels

SUBJECT: FDP-03-2022 OLIVE GARDEN. Applicant: RSI Group, Inc. Request: A final development plan in a PUD (Planned Unit Development District), to develop a restaurant. Location: 1250 East Craig Road. Ward 2.

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DESCRIPTION: (APN 139-02-215-009)

The applicant is requesting Planning Commission approval for a Final Development Plan that will contain a 7,834 square foot restaurant in a PUD, Planned Unit Development. The proposed development is located at 1250 East Craig Road.

RELATED APPLICATIONS:

Application #	Application Request
N/A	

BACKGROUND INFORMATION:

Previous Action
Ordinance No. 3084 (ZN-13-2021) was approved by City Council on July 27, 2021.
On July 27, 2021 the City Council approved a land use amendment from Community Commercial to Employment on approximately 20.05 acres.
On July 27, 2021 the City Council approved a PUD, Planned Unit Development (ZN-13-21) to allow commercial uses and light industrial warehousing on approximately 20.05 acres.

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Employment	PUD, Planned Unit Development District	Undeveloped
North	Single-Family Low	PUD, Planned Unit Development District	Single-Family Residential
South	Mixed-Use Commercial	C-2, General Commercial District	Undeveloped
East	Community Commercial	PUD, Planned Unit Development District	Commercial uses (Restaurants)
West	Single-Family Low	R-1, Single-Family Low Residential District	Single-Family Residential

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	See attached memorandum.
Police:	No Comment.
Fire:	No Comment.
Clark County School District:	No Comment.
Clark County Department of Aviation:	No Comment.

ANALYSIS

The applicant is requesting Planning Commission approval for a final development plan that will consist of a 7,834 square foot restaurant on approximately 1.9 acres. The proposed building is located at 1250 East Craig Road.

According to the submitted final development plan, the restaurant will be 7,834 square feet. The applicant is proposing a full service restaurant (Olive Garden) with the sale of alcohol, which is allowed within the PUD, Planned Unit Development approvals.

Perimeter landscaping along Craig Road is fifteen (15) feet, which includes the required five (5) foot sidewalk. The sidewalk along Craig Road exists and the applicant will be required to provide the ten (10) feet of landscaping. The applicant will be required to install fifteen (15) feet of landscaping along Bruce Street including a five (5) foot concrete sidewalk. The submitted final development plan provides six (6) feet of foundation landscaping at the entrance and around the entire building. Landscaping within the parking lot and next to the trash enclosure is also provided.

The parking requirement for a restaurant is one (1) space for every 75 square feet of indoor dining. The inside dining area for the restaurant is approximately 3,518 square feet and requires forty-seven (47) spaces. The final development plan provides approximately eighty-one (81) parking spaces; the parking is in compliance with code requirements. The applicant is required to provide bicycle parking; the restaurant requires one (1) space. The final development does not contain the required bicycle parking however, this can be reviewed at the time of the building permit process.

The applicant did provide elevations of the restaurant building with the final development plan. The building has a stone veneer with a faux wood facia. The roof is a combination of ceramic tile and standing seam metal. The color pallet shows various shades of browns and tans. The elevations appear to be in compliance with the commercial design standards. The applicant did not provide elevations for the trash enclosure. The trash enclosure should use the same colors and materials of the primary building. This can reviewed at the time of the building permit process.

The final development appears to be in compliance with ZN-13-2021 (Ordinance No. 3084). Staff recommends approval of the final development plan subject to conditions.

CONDITIONS:

Planning and Zoning:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. The applicant shall comply with all applicable conditions of approval for ZN-13-2021 (Ordinance No. 3084).

Public Works:

3. All known geologic hazards shall be shown on any preliminary development plans and civil improvement plans submitted to the City. Subsequent identification of additional hazards may substantially alter development plans.
4. Approval of a drainage study is required prior to submittal of the civil improvement plans. Conformance may require modifications to the site plan.
5. The size and number of access points and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040; Conformance may require modifications to the site.

6. All driveway geometrics shall be in compliance with the applicable *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Numbers.
7. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
8. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope. A queuing analysis may be required.
9. The property owner is required to grant a roadway easement for commercial driveway(s).
10. The property owner is required to grant a public pedestrian access easement for sidewalk located within a common element, or on private property, when that sidewalk is providing public access adjacent to the right-of-way. (Granted per separate document using a Sidewalk Easement).
11. A revocable encroachment permit for landscaping within the public right of way is required.
12. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.

ATTACHMENTS:

Ordinance No. 3084
Public Works Memorandum
Letter of Intent
Final Development Plan
Landscape Plan
Elevations
Clark County Assessor's Map
Location and Zoning Map