

05/20/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-25-0277-DURANGO POST PARTNERS, LLC:

DESIGN REVIEW for a restaurant with outdoor dining in conjunction with an existing shopping center on a portion of 4.37 acres in a CG (Commercial General) Zone.

Generally located on the west side of Durango Drive and the north side of Post Road within Spring Valley. JJ/sd/kh (For possible action)

RELATED INFORMATION:

APN:

163-32-723-003 through 163-32-723-006 ptn

LAND USE PLAN:

SPRING VALLEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 6225 S. Durango Drive
- Site Acreage: 0.62 (pad site)/4.37 (shopping center)
- Building Height (feet): 29
- Square Feet: 900 (restaurant)/27,901 (shopping center)
- Parking Required/Provided: 83/152 (shopping center)
- Sustainability Required/Provided: 7/6.5

Site Plan

The plans show an existing 27,901 square foot shopping center consisting of an 18,000 square foot in-line retail building along the west property line, 3,400 square foot commercial building on the north part of the property, and a 5,600 square foot convenience store with gas pumps and vehicle (automobile) wash on the southern portion of the property. Currently, there is a vacant pad site along Durango Drive that is being proposed as a new restaurant with outdoor dining and drive-thru lanes with this application. The proposed restaurant will be 900 square feet with a 350 square foot outdoor dining area. The entrance to the drive-thru lane is located on the south side of the building and vehicles exit to the west on the north side of the building. Access is from 2 existing driveways along Durango Drive and one driveway on Post Road.

Landscaping

The plans depict landscaping along the perimeter of the drive-thru lanes. Shrubs are shown along the exterior of the restaurant. Along Durango Drive there is an existing utility easement that prevents the applicant from planting trees within the landscape strip.

Elevations

The plans depict a new 29 foot high restaurant building. The exterior will consist of stucco finish, metal canopies, decorative wood accent, decorative CMU accent wall and dual clear glazing glass with aluminum frames. The design incorporates a varied roofline and pop-outs.

Floor Plans

The plans depict a 900 square foot restaurant with a wash area, restroom, kitchen, and storage. The floor plan shows a window for drive-thru services and another one for walk-up orders. There is a 350 square foot outdoor dining area on the south side of the building.

Applicant's Justification

The applicant states the proposed retail building has been designed to be architecturally compatible with the existing buildings within the existing shopping center. The residential homes to the west will be buffered by the existing retail pads that fall in between the proposed restaurant and residential homes.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-18-500199	1 lot commercial subdivision on 5.3 acres in a C-2 zone	Approved by PC	December 2018
WS-18-0396	Increased height for a freestanding sign	Approved by BCC	July 2018
UC-0920-16	Use permit for residential separation for convenience store, reduce residential setbacks to gasoline/fuel canopy, reduce residential setback to vehicle wash; design review for shopping center, convenience store, gasoline/fuel canopy, vehicle wash and vehicle smog check	Approved by BCC	February 2017
VS-0612-16	Vacated a 10 foot wide pedestrian access, utility, streetlight and traffic control device easement running along the east property line together with a 15 foot wide pedestrian access, utility, street light, and traffic control device easement along the south property line	Approved by PC	October 2016
VS-0521-16	Vacated a 5 foot wide portion of right-of-way being Durango Drive	Approved by PC	September 2016
DR-0656-15	An in-line retail building and site design for a shopping center	Approved by BCC	November 2015

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (8 du/ac)	RS3.3	Single-family residential subdivision

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Urban Neighborhood (greater than 18 du/ac)	RM32	Retail/multi-family residential
East	Business Employment	IP	Undeveloped
West	Mid-Intensity Suburban Neighborhood (8 du/ac)	RM18	Single-family residential subdivision

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The proposed restaurant building within the shopping center will be arranged in a way to allow for better circulation and functional relationship with the other retail buildings within the shopping center, pedestrian areas, and internal vehicular circulation. The proposed design of the restaurant is consistent with the rest of the shopping center and has similar materials, colors, and architectural style. In addition, there is sufficient onsite parking throughout the shopping center and the applicant is providing landscaping improvements to the site. Staff can support this design review.

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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.

Fire Prevention Bureau

- No comment.

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 #0138-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: CIVILWORKS, INC.

CONTACT: CIVILWORKS INC, 4945 W. PATRICK LANE, LAS VEGAS, NV 89118