

06/21/23 BCC AGENDA SHEET

RESORT HOTEL/CASINO
(TITLE 29)

DURANGO DR/MAULE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0225-NP DURANGO, LLC:

USE PERMIT for live entertainment.

DESIGN REVIEWS for the following: **1)** minor expansion to a resort hotel; and **2)** tandem parking spaces on 50.0 acres in an H-1 (Limited Resort and Apartment) Zone within a P-C (Planned Community) Overlay District within the Rhodes Ranch Master Planned Community.

Generally located between the CC 215 Beltway and Maule Avenue on the west side of Durango Drive within Spring Valley. JJ/rk/syp (For possible action)

RELATED INFORMATION:

APN:

176-05-601-035

LAND USE PLAN:

SPRING VALLEY - MAJOR DEVELOPMENT PROJECT (RHODES RANCH) - LIMITED RESORT

BACKGROUND:

Project Description

General Summary

- Site Address: 6915 S. Durango Drive
- Site Acreage: 50
- Number of Rooms: 452 (previous requests)/578 (current request)
- Project Type: Resort hotel/casino
- Building Height (feet): Up to 216
- Square Feet: 176,089 (previous requests - casino space)/187,632 (current request)
- Parking Required/Provided: 2,338/3,644 (combined)

Site Plan

The existing H-1 zoning on this site was approved through ZC-1282-06 in November 2006 with a subsequent clarification that was approved through UC-0726-08 in May 2008. However, portions of the site have been zoned H-1 and approved for a resort hotel/casino since January 1997. Therefore, this site location has been approved and anticipated to contain a resort hotel/casino for 26 years.

The recent redesign of the overall resort hotel was approved with UC-21-0387 in October 2021.

The applicant is requesting a design review for the following: 1) final plans on the site and building design for a previously approved resort hotel/casino with ancillary uses and structures; and 2) tandem parking spaces within the new valet parking structure. The proposed project is Phase 2 of what was originally approved most recently with UC-21-0387 and is generally minor in scope and in some cases is a realignment of internal site building footprints. Phase 2 proposes the following that is in addition to what was approved with UC-21-0387: 1) 11,543 square feet of additional casino space; 2) 126 additional hotel rooms with a minor building footprint increase on the southern hotel tower (the total number of rooms approved with UC-21-0387, proposed 452 rooms with a new total of rooms of 578 between both requests); 3) 60,826 square feet of additional total enclosed area that adds entertainment area expansion, cinema expansion, added banquet space, bowling center, and new pool events center; 4) an increase in additional patio space; 5) proposed 3 level, 250 valet parking structure located between Maule Avenue and the pool events center; and 6) overall reduction of 40,351 square feet of landscape area.

The proposed valet parking structure will have a minimum setback of 37 feet from the south property line along Maule Avenue and because of the lower on-site grade, the top of the structure will only be 18 feet above the grade of Maule Avenue. There will be more than adequate parking for Phase 2 of the proposed development. As with UC-21-0387, there will be adequate parking for the full build-out of the project. There is currently no established timeline between initial development and Phase 2. The second design review is to allow tandem parking spaces within the new 3 level, 250 space valet parking structure. The total number of tandem spaces with the structure is approximately 142. The locked in Title 29 Development Code does not allow tandem parking spaces. Therefore, any deviation from the parking standards requires a design review.

As part of an ancillary use associated with a resort hotel, Durango Station is requesting outdoor live entertainment in conjunction with a proposed pool events center. The new pool events center will be located in the approved pool area in the southwest portion of the overall site. The building where the live entertainment is proposed will be designed so that it faces the pool and not facing any public right-of-way or nearby residential use. Since this site is part of the original Rhodes Ranch Major Project, the locked in Development Code in place is Title 29. Within the locked in Title 29, there is no minimum separation between outdoor live entertainment and any residential use, but live entertainment is still allowed as an ancillary use in the H-1 zone in conjunction with a resort. The 2 nearest residential uses to the building containing the live entertainment with the separations are as follows: 1) 737 feet to the existing single family residential use to the west; and 2) 360 feet to the existing multiple family residential use to the south which is on the south side of Maule Avenue.

Signage

Signage is not a part of this request.

Applicant's Justification

While Title 29 Development Code does not have a separation requirement from a residential use, there are adequate spatial separations, parking areas, building orientation containing the live

entertainment, proposed parking structure between Maule Avenue and the proposed pool event building, enhanced landscaping and buffering along the perimeter of the project site, to adequately provide for visual and acoustical buffering and mitigation of the use.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0387	Final plans on the site and building design for a previously approved resort hotel/casino with ancillary uses and structures	Approved by BCC	October 2021
ET-18-400190 (UC-0726-08)	Fourth extension of time for a resort hotel/casino with accessory retail commercial	Approved by BCC	October 2018
UC-0726-08 (ET-0073-15)	Third extension of time for a resort hotel/casino with accessory retail commercial	Approved by BCC	November 2015
UC-0726-08 (ET-0082-13)	Second extension of time for a resort hotel/casino with accessory retail commercial	Approved by BCC	October 2013
UC-0726-08 (ET-0134-10)	First extension of time for a resort hotel/casino with accessory retail commercial	Approved by BCC	October 2010
UC-0726-08	Original application for a revised resort hotel/casino with accessory retail commercial	Approved by BCC	September 2008
ZC-1282-06	Reclassified the site to H-1 zoning for a resort hotel/casino	Approved by BCC	November 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	N/A	N/A	CC 215 Beltway
South	Commercial Tourist; Major Development Project (Rhodes Ranch) - Commercial General; Major Development Project (Rhodes Ranch) - Mixed-Use; & Entertainment Mixed-Use	H-1, C-2, & R-3	Multiple family residential, retail center, & single family residential
East	Corridor Mixed-Use & Urban Neighborhood	C-2 & R-4	Undeveloped
West	Entertainment Mixed-Use	R-2 & R-3	Single family residential

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 29.

Analysis

Comprehensive Planning

Use Permit

This site is designated for limited resort in the Rhodes Ranch Specific Plan, which is intended for high intensity service commercial uses. As a result, uses such as live entertainment may be appropriate if the use does not negatively impact the surrounding uses. Both the proposed valet

parking garage to the south and the direction of the pool building where the live entertainment faces will not be impacting the multiple family developments on the south side of Maule Avenue. Therefore, staff can support this request.

Design Reviews

This request is to address a few minor revisions on the site and building design for a previously approved resort hotel/casino with ancillary uses and structures. Staff finds site circulation, building orientation and overall layout meets the objectives and standards of the Master Plan and Title 29. The design of the buildings complies with the requirements of Code for architectural elements to enhance the project and the development provides appropriate buffers, setbacks, and separation from residential development as encouraged by Urban Specific Policy 53.

Finally, the proposed use and site location achieve the following: 1) the proposed uses are in harmony with the purpose, goals, objectives and standards of the Master Plan and Title 29; 2) the proposed uses will not have substantial or undue adverse effects on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare; and 3) the proposed use will be adequately served by public improvements, facilities, and services and will not impose an undue burden.

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 29, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive 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 the application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Traffic study and compliance.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: NP DURANGO, LLC

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