

04/16/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0177-MAVERIK, INC.:

WAIVER OF DEVELOPMENT STANDARDS for reduced driveway departure distance.
DESIGN REVIEW for a gasoline station and convenience store on a 1.64 acre portion of 2.82 acres in a CG (Commercial General) Zone.

Generally located on the northwest corner of Durango Drive and Russell Road within Spring Valley. JJ/dd/kh (For possible action)

RELATED INFORMATION:

APN:

163-29-813-003; 163-29-813-005 ptn

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the driveway departure distance for a driveway on Russell Road to 169 feet where 190 feet is required per Uniform Standard Drawing 222.1 (an 11% reduction).

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 5655 S. Durango Drive
- Site Acreage: 1.64 (portion)
- Project Type: Convenience store & gasoline station
- Number of Stories: 1
- Building Height (feet): 29 (convenience store)/19.5 (fuel canopy)
- Square Feet: 4,425 (convenience store)/5,982 (fuel canopy)
- Parking Required/Provided: 18/19
- Sustainability Required/Provided: 7/7

History & Site Plan

The site was previously approved in August 2022 for a convenience store and gasoline station via UC-22-0319, and this approval was subsequently extended to August 2026 by ET-24-400077 (UC-22-0319). The previous use permit for the distance separation between the fuel canopy and the residential development to the west is still active, as is the waiver of development standards to allow for modified driveways.

With this current application, the applicant proposes to redesign the site, and move the fuel canopy farther away from the residential development to the west. The new plans depict a proposed gasoline station canopy and convenience store with access from 2 existing driveways; 1 along Russell Road and one along Durango Drive. The convenience store is located near the western property line, 36 feet from the north property line and 28.5 feet from the west property line. The fuel canopy is centrally located on the parcel, 76.5 feet east of the convenience store, 40 feet from the north property line, 75 feet from the south property line, 157 feet from the west property line, and 76.5 feet from the east property line. Parking is provided to the south and east of the convenience store building and along the south property line. Pedestrian access is provided from Russell Road, and pedestrian connectivity is provided throughout the site. The trash enclosure is located at the northeast corner of the convenience store.

Landscaping

An attached sidewalk will be provided along Russell Road in accordance with the approved waiver with UC-22-0319, and a detached sidewalk will be provided along Durango Drive. The landscape strip located along Russell Road behind the attached sidewalk will be a minimum of 15 feet wide and contains a mix of large trees, shrubs, and groundcover. The landscaping along Durango Drive will feature a 5 foot landscape strip containing shrubs and groundcover, the detached sidewalk, and another 14 foot wide landscape strip containing a mix of large trees, shrubs, and groundcover.

Additionally, a minimum of a 15 foot wide landscape strip has been provided along the western property line separating the proposed convenience store and gasoline station from the existing single-family residential development to the west. A 6 foot wide landscape strip is shown along a portion of the north property line, which will contain a mix of large and medium trees, as well as shrubs and groundcover.

Elevations

The elevations depict a single-story convenience store building, up to 29 feet high, with a flat roof and parapet walls at varying heights. The elevations consist of cultured stone base, steel frame, aluminum composite metal and vertical fiber cement siding panels and trim, and an aluminum storefront window and door system. A canopy with a standing seam metal roof is flanked on both sides with entrance canopies, also consisting of a standing seam metal roof.

The fuel canopy is up to 19.5 feet tall with decorative steel columns and cultured stone attached to the base of all columns to match the storefront. Neutral, earth tone colors with red accents will be used on both structures.

Floor Plans

The plan for the convenience store depicts a 4,425 square foot convenience store consisting of a sales area, restrooms, equipment and storage areas, a walk-in cooler, and a food preparation area. The entrance is on the east side of the building. The fuel canopy is depicted as being 5,982 square feet and includes 10 fuel islands for a total of 20 dispensers.

Applicant’s Justification

The applicant states that the redesign of this site was intended to lessen the impact on the residential development to the west of the property. This is achieved by rotating the retail building so that the lighting from the storefront faces east towards Durango Drive. The applicant also changed the orientation of the fuel canopy to create a buffer between the fuel canopy and the residential development to the west. The new sustainability measures were implemented and the grading, floor plans, and elevations remained essentially the same as the original approval from UC-22-0319.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-24-400077 (UC-22-0319)	First extension of time for reduced residential separation, alternative landscaping and driveways, and design review for a gas station and convenience store	Approved by BCC	August 2024
UC-22-0319	Reduced residential separation, alternative landscaping and driveways, and design review for a gas station and convenience store	Approved by BCC	August 2022
DR-18-0376	Signage and lighting for a convenience store - expired	Approved by BCC	July 2018
VS-18-0150	Vacated and abandoned a drainage easement and flood control right-of-way	Approved by PC	April 2018
WS-0983-17	Convenience store and gasoline station - expired	Approved by BCC	December 2017
VS-0585-15	Vacated and abandoned a 5 foot wide portion of right-of-way being Durango Drive	Approved by PC	October 2015
TM-0012-15	Commercial subdivision	Approved by PC	March 2015
DR-1091-06	Convenience store with gasoline pumps and car wash - expired	Approved by BCC	November 2006
ZC-0784-05	Reclassified the project site to C-2 zoning	Approved by BCC	June 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-use	CG	Undeveloped
South	Corridor Mixed-use	CG	Convenience store & gasoline station
East	Public Use	PF	Drainage detention basin
West	Corridor Mixed-use	RM18	Single-family residential

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

Related Applications

Application Number	Request
VS-25-0178	A vacation and abandonment of easements is a companion item on this agenda.

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

Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Design Review

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 original approval of UC-22-0319 permitted the construction of the proposed fuel canopy with a separation of 109 feet from the residential development to the west. With this new application, the fuel canopy is now 157 feet from the residential development to the west and is now partially buffered by the convenience store located between the two uses, which is an improvement for the site. Additionally, the applicant has provided additional landscaping along the west side of the parcel, helping to further buffer the site. For these reasons, staff can support this request.

Public Works - Development Review

Waiver of Development Standards

Staff has no objection to the reduction in the departure distance for the Russell Road commercial driveway. The applicant placed the driveway as far west as the site will allow.

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

- Expunge the design review from UC-22-0319;
- 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; 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;
- Full off-site improvements;
- Reconstruct any unused driveways with full off-site improvements.

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 #0252-2024 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: RICHARD MADSEN PIGGOTT

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