

DECATUR-POST
(TITLE 30)

DECATUR BLVD/POST RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-23-500110-DECATUR POST, LLC:

TENTATIVE MAP consisting of 1 commercial lot on 2.9 acres in a C-2 (General Commercial) (AE-65) Zone in the CMA Design Overlay District.

Generally located on the east side of Decatur Boulevard and the south side of Post Road within Spring Valley. MN/hw/syp (For possible action)

RELATED INFORMATION:

APN:

163-36-801-008; 163-36-801-014

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.9 (gross and net)
- Number of Lots/Units: 1
- Project Type: Commercial subdivision

The map depicts a 1 lot commercial subdivision on a currently undeveloped site located at the southwest corner of Decatur Boulevard and Post Road. The lot is shown to be 2.9 acres (gross and net). The map shows the undeveloped lot with existing fencing to be removed and a 33 foot government patent easement located in south-central and southwestern portion of the site that will be vacated. The applicant is proposing this tentative map to complete a 3 building retail complex with an area for a future development. A combined 3,000 square foot convenience store and 1,200 square foot fast food service restaurant is proposed in the northwest portion of the site with a proposed gasoline station canopy located 50 feet to the east of the convenience store building. The convenience store/restaurant building will contain a 1 lane drive-thru that winds along the back and sides of the building with the ability to stack 10 cars. To the southeast of the convenience store building and in the east-central portion of the site is a 1,130 square foot restaurant building with an accompanying 800 square foot outside dining area and 2 lane drive-thrus. This restaurant building is set back 39 feet from Decatur Boulevard and the drive-thru lanes can stack 12 cars combined and will be accessed through the central portion of the site.

The outside dining area is located to the south of the restaurant building. In the southwestern portion of the site is a 5 bay, 4,800 square foot vehicle maintenance facility. The vehicle maintenance bays face Decatur Boulevard and is set back 6.5 feet from the western property line. A future retail pad area is shown in the southern portion of the site. Parking is provided interspersed amongst the 3 buildings in separated lots with a total of 60 parking spaces provided where 58 parking spaces are required. Access is provided by 2 commercial driveways. One driveway will access Post Road, a local street, in the northwest corner of the site and another driveway will access Decatur Boulevard in the east-central portion of the site.

Landscaping

The plans show that a variety of landscaping is provided along the street, the perimeter, and within the parking lot. Along Decatur Boulevard, 21 Desert Museum Palo Verde (Parkinsonia x Desert Museum) trees have been provided in 2 rows, where possible, in 5 foot and 10 foot landscaping strips with 1 row on each side of a 5 foot detached sidewalk. In some places, particularly in the southern portion of the landscape strip, trees have been spaced every 10 feet to screen the vehicle maintenance bays and drive-thru lanes, otherwise, trees are spaced every 20 feet on center. Along Post Road, 8 Desert Museum Palo Verde trees are provided where 9 medium trees are required. The trees are mostly provided in a single row 20 feet on center in the 5 foot landscaping strip on the south side of a 5 foot detached sidewalk, due to sight visibility zones. One tree is placed on the northern side of the 5 foot detached sidewalk within a 5 foot landscaping strip. Within the parking lot, 17 Willow Acacia (Acacia Salicina) trees are provided within the terminal landscape island or landscaping strip and an additional 4 Willow Acacia trees provided in various landscape strips though out the parking lot.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-22-0648	Reclassified the site from C-2 and R-E zoning to C-2 zoning for future commercial uses	Approved by BCC	February 2023
PA-22-700006	Redesignated the land use for the site to Corridor Mixed-Use from Business Employment	Adopted by BCC	February 2023
ZC-0814-05	Reclassified the site from R-E to C-2 zoning for a future commercial development	Approved by BCC	July 2005
ZC-1469-00	Reclassified the site from R-E and M-D zoning to C-2 and M-1 zoning for a convenience store, gas station, shopping center, taxing staging, and maintenance facility	Approved by BCC	November 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	C-2	Motorcycle sales
South	Corridor Mixed-Use	C-2	Undeveloped & restaurant
East	Business Employment	C-2 & R-E	Undeveloped
West	Business Employment	M-1	Freight terminal

Related Applications

Application Number	Request
WS-23-0520	A waiver of development standards for a shopping center with retail, vehicle maintenance, restaurant, convenience store with gasoline station, and future uses is a companion item on this agenda.
VS-23-0521	A vacation and abandonment of a government patent easement and 5 feet of Decatur Boulevard and Post Road for detached sidewalks is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis**Comprehensive Planning**

The proposed tentative map is consistent with the requests of the proposed land use applications, and the request meets the tentative map requirements as outlined in Title 30. Therefore, staff can support this request.

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, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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 a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for a bus turnout including passenger loading/shelter areas on Decatur Boulevard in accordance with RTC standards;
- Right-of-way dedication to include a radius or chord in the northeast corner of APN 163-36-801-008 to encompass traffic components;

- Dedicate a 3 foot wide streetlight and traffic control easement in addition to the above condition, concentric with the radius or parallel to the chord;
- No additional driveway will be granted for this site.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Comprehensive Planning - Addressing

- 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 #0058-2023 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: DECATUR POST, LLC

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135