

02/07/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-23-0802-UNCOMMONS LIVING BLDG 1, LLC:

DESIGN REVIEW for a recreational facility in conjunction with a previously approved mixed-use development on 32.5 acres in a U-V (Urban Village Mixed-Use) Zone in the CMA Design Overlay District.

Generally located on the east side of Durango Drive and the south side of CC 215 within Spring Valley. MN/jud/syp (For possible action)

RELATED INFORMATION:

APN:

176-04-211-002 through 176-04-211-007; 176-04-211-009 through 176-04-211-015; 176-04-301-003; 176-04-301-004; 176-04-301-014

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Acreage: 32.5
- Project Type: Recreational Facility
- Open Space Required/Provided (square feet): 211,266/452,100
- Parking Required/Provided: 3,135/3,713

History, Site Plan & Request

The project was originally approved by action on ZC-19-0343 on June 27, 2019, and included a special use permit to increase the total number of temporary outdoor commercial events allowed within the development per calendar month and per calendar year. The development is located on the southeast corner of the CC 215 Beltway/Roy Horn Way and Durango Drive on a total of 32.5 acres in a U-V zone.

Overall, the original plans depicted a High Impact Project, mixed-uses such as office buildings, a movie theater with a rooftop concert venue, commercial buildings, residential buildings, and parking structures. Internal private streets with on-street parking create a grid network connecting the project with the surrounding public rights-of-way. Four office buildings are located along Roy Horn Way adjacent to the northern portion of the site. Commercial buildings with a market hall and parking structures provide a centralized gathering space within the overall complex. This centralized gathering space will include a farmer's market; outside dining,

drinking, and cooking; live entertainment; food carts/booths; temporary commercial events; and weddings.

The Phase II portion of the project was approved and consists mainly of the residential element and a portion of the commercial elements. The plans depict a contiguous residential complex consisting of 7 apartment buildings with firewalls separating the buildings, and 1 parking structure on the southeastern portion of the complex. A total of 455 residential units are proposed divided into the 7 buildings. The buildings are configured to create an exterior courtyard along Maule Avenue, and 3 separate interior courtyards connect the buildings with ground level breezeways. The commercial element provided is 2,659 square feet and is located on the northwestern portion of the block. Additional uses include a leasing office with amenity areas for the buildings within this block and includes a fitness center, co-working spaces, lounge, pet spa, and bicycle storage.

Portions of the development are completed and occupied, including the commercial “Quad,” with other portions under construction. The applicant has now realized the need for flexibility with outdoor events related to the UnCommons to accommodate the needs of residents, the licensed businesses and community wide events sponsored by the UnCommons in partnerships with various organizations. The design review request is to allow an indoor and outdoor recreational facility in conjunction with this mixed-use project, to create a sense of place within the development as well as make the required commercial elements viable and successful. The events will be internal to the site. Some of the events will spill over from the patios/outdoor dining/drinking areas to the various restaurants and adjacent uses to the “the Quad” or in other open spaces previously approved within the development.

Landscaping, Elevations, & Floor Plans

No changes to the previously approved landscaping, elevations and floor plans are a part of this request.

Applicant’s Justification

This application for a recreational facility will allow the most flexibility and opportunity for a myriad of activities and events that accommodate residents, the public, and businesses and community partners and organizations. Adding this use will result in a successful development making all uses viable as part of the operation of a mixed-use development with the intent and purpose to live work and play. This request is for the “play” portion of the development which helps with the “place making” element and intent of the development.

The applicant finds that this application as discussed with staff will provide the most flexibility in the activities and events necessary for a successful mixed-use development. Additionally, based on the location of the development which is located along the CC 215 Beltway/Roy Horn Way, Durango Drive, Gagnier Boulevard, Maule Avenue, and Badura Avenues, and east of the recently opened Durango Resort Casino this request is appropriate and comparable for the development in the area and creates a great sense of place for the residents within the development, public, businesses, and the area.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-23-0718	Modifications to comprehensive sign package for a mixed-use project	Approved by BCC	December 2023
UC-23-0604	Modifications to pedestrian realm and alternative design for Phase II of High Impact Project and mixed-use project	Approved by BCC	December 2023
WS-23-0333	Waived approach distance, throat depth, and driveways with a design review for Phase II of a High Impact Project and mixed-use project and finished grade	Approved by BCC	August 2023
ET-22-400041 (DR-20-0098)	First extension of time for outdoor theater and revisions to a High Impact Project and mixed-use project	Approved by BCC	May 2022
ET-22-400040 (WS-20-0099)	First extension of time for a temporary parking lot for a High Impact Project and mixed-use project	Approved by BCC	May 2022
ET-22-400039 (ZC-19-0343)	First extension of time request for a High Impact Project and mixed-use project	Approved by BCC	May 2022
DR-22-0011	Finished grade	Approved by BCC	April 2022
WS-20-0507	Waived setbacks, signage, and non-standard improvements in right-of-way, with design reviews for building modifications and a comprehensive signage package for a High Impact Project and mixed-use project	Approved by BCC	January 2021
WS-20-0098	Temporary parking lot for a High Impact Project and mixed-use project	Approved by ZA	March 2020
DR-20-0098	Outdoor theater and modifications to a previously approved High Impact Project and mixed-use project	Approved by ZA	March 2020
TM-20-500013	Mixed-use project consisting of 4 commercial lots on 43.4 acres	Approved by ZA	March 2020
ZC-19-0343	Reclassified the site to U-V zoning for a High Impact Project and mixed-use project	Approved by BCC	June 2019
VS-19-0253	Vacated and abandoned government patent easements and a portion of right-of-way being Pamalyn Avenue	Approved by BCC	May 2019
VS-0794-16	Vacated and abandoned patent easements and a portion of right-of-way being Butler Street	Approved by BCC	April 2017
UC-1202-02	Off-premises sign	Denied by BCC	February 2003
UC-1199-02	Off-premises sign	Denied by BCC	February 2003

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1518-02	Vacated and abandoned a portion of the Durango Flood Channel	Approved by PC	December 2002
ZC-1415-02	Reclassified a 12.2 acre portion of the site to C-2 zoning for future development	Approved by BCC	November 2002
ZC-1107-02	Reclassified a 2 acre portion of the site to C-2 zoning for an office building	Approved by BCC	September 2002
ZC-1065-02	Reclassified a 2.5 acre portion of the site to C-2 zoning for a restaurant	Approved by BCC	September 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	R-E, M-D, & C-2	CC 215, undeveloped, & office building
South	Urban Neighborhood	R-4 & M-D	Undeveloped & multiple family residential
East	Business Employment	R-E & C-2	Undeveloped
West	Entertainment Mixed-Use	H-1	Multiple family residential & approved resort hotel/casino (Durango Station)

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

Related Applications

Application Number	Request
WC-23-400174 (ZC-19-0343)	A waiver of conditions for modified operating hours allowed for live entertainment in conjunction with this mixed-use project 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

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.

Recreational facilities are conditional uses when in conjunction with mixed-use development. The proposed use is indeed compatible with a mixed-use developed. Hence the need for the

proposed design review for indoor/outdoor recreation facility is acceptable. The original application included approval for a farmer's market, as well as temporary outdoor events. Approval of the recreational facility will provide flexibility when determining whether a use falls under the farmer's market, or a temporary outdoor commercial event or an event targeted to the UnCommons residents. The number of parking spaces provided exceeds the number of parking spaces required (the original approval accounted for a farmer's market and events) and staff does not foresee an issue related to parking availability and the multiple events running concurrently. In addition, while some events may occur within the parking garage, a majority of the events will take place within the "Quad" portion of the development, or within the drive aisles near the "Quad," which are buffered from surrounding uses by existing buildings. Therefore, staff can support the 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, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Live entertainment limited from 6:00 a.m. to 10:00 p.m. Sunday through Thursday;
- Live entertainment limited from 6:00 a.m. to midnight Friday and Saturday.
- 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; events must comply with Building and Fire Codes; 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; 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

- No comment.

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 #0118-2020 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: JIM STUART

CONTACT: CASSANDRA WORRELL, 520 S. FOURTH STREET, LAS VEGAS, NV
89101