

08/18/21 BCC AGENDA SHEET

FINISHED GRADE
(TITLE 30)

DURANGO DR/PEBBLE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-21-0375-DURANGO PLAZA HOLDINGS REVOCABLE LIVING TRUST &
DURANGO PLAZA HOLDINGS II REVOCABLE LIVING TRUST:**

DESIGN REVIEW for finished grade for a proposed convenience store on 2.5 acres in a C-1 (Local Business) Zone.

Generally located on the northeast corner of Durango Drive and Pebble Road within Enterprise.
JJ/sd/jo (For possible action)

RELATED INFORMATION:

APN:

176-16-401-025

DESIGN REVIEW:

Increase finished grade to 54 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 200% increase).

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Project Type: Convenience store with gasoline station, retail and restaurant
- Number of Stories: 1
- Building Height (feet): 28 (restaurant/retail)/26 feet, 4 inches (convenience store)/17 feet, 6 inches (gas canopy)
- Square Feet: 1,330 (restaurant)/3,280 (retail)/4,088 (convenience store)
- Parking Required/Provided: 45/47

Site Plan

The approved plan depicts a 2.5 acre parcel with a proposed convenience store with gasoline station, retail space, and restaurant with drive-thru. An existing 6 foot high block wall extends east along the northern property line adjacent to the residential use to the north. A 4,610 square

foot retail and restaurant building is located on the northern portion of the site. A 12 foot wide drive-thru lane wraps around the east side of the building to the north side of the building. The drive-thru speaker box faces towards the southeast from the east side of the retail/restaurant building. To the south and east of the retail/restaurant building is a 4,088 square foot convenience store with associated gasoline station and canopy approximately 37 feet to the west of the convenience store. Parking on the site is located along the eastern boundary, on the north and west of the convenience store building, west of the gasoline canopy and to the south and west of the retail/restaurant building. Two loading spaces are proposed on the site, 1 is on the east side of the retail/restaurant building and the other is directly to the south of the gasoline canopy. The retail/restaurant building is set back from the north property line by 32 feet and 85 feet from the east property lines. The convenience store is set back 153 feet from the north property line, which is adjacent to a developed residential use, 42 feet from the east property line, which is adjacent to land planned for residential uses, and 57 feet from the south property line. There is also a developed residential subdivision to the south across Pebble Road. The gasoline station is set back 145 feet from the north property line (adjacent residential development), 163 feet from the east property line (planned residential use), and 55 feet from the south property line (a residential development is located to the south of Pebble Road). There are two, 39 foot wide driveways proposed, 1 from Pebble Road and another from Durango Drive, both with reduced throat depth.

Landscaping

The plans show street landscaping with detached sidewalks, per Figure 30.64-17, along Durango Drive and Pebble Road. A landscape strip along the east property line ranges from 7 feet 5 inches to 10 feet wide with trees 20 feet on center per Figure 30.64-11. The landscape strip on the north side of the site is 18 feet 8 inches wide with trees 20 feet on center per Figure 30.64-11. Internal parking lot landscaping complies with Figure 30.64-14.

Elevations

The plans depict a 26 foot 4 inch high convenience store building at the top of the parapet walls with stucco and stone veneer exterior and an aluminum storefront system at the entrance. The roofline is broken-up by 3 parapet walls on opposite sides of the structure. The proposed retail/restaurant building is 28 feet high at the top of the parapets with varied rooflines. The exterior of the building consists of stucco and metal awnings over the entrances. An aluminum store front system will be at the entrance of each lease space. The proposed gas canopy will be 17 feet 6 inches high with colors to match the convenience store.

Floor Plans

The plans show a 4,088 square foot convenience store with an open floor plan with 2 restrooms and an electrical room. The plans also show a 4,610 square foot retail/restaurant building with 3 future open floor plan lease spaces, each with a restroom and 1 restaurant lease space which also includes a future restroom.

Applicant's Justification

The applicant states the need to increase finished grade is to accommodate future drainage flow. The site currently slopes from east to west, away from Durango Drive. To meet the 2D flood

criterion of setting the finished floor of the buildings above the top of curb elevation at the adjacent streets, it is necessary to raise the grade a maximum of 4 feet.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0456	Convenience store, gasoline station, packaged liquor sales, reduced separation for a proposed convenience store to a residential use, reduced separation for a proposed gasoline station to a residential use, waiver for driveway geometrics, design review for a convenience store with gasoline station, and retail/restaurant with drive-thru	Approved by BCC	February 2021
ZC-0585-12	Reclassified from R-E to C-1 zoning for a shopping center	Approved by PC	December 2012
CP-1154-10	Transportation Element to reduce Pebble Road from 100 feet wide to 60 feet wide	Denied by BCC	April 2011
AG-1035-10	Transportation Element for Pebble Road as a 100 foot wide right-of-way	Approved by BCC	December 2010
UC-0957-06	Power transmission lines	Approved by PC	August 2006
MPC-0466-02	North Blue Diamond Neighborhood Plan	Approved by BCC	August 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Residential Suburban (up to 8 du/ac)	R-1	Single family residential
East	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped
West	Public Facilities	R-E	Undeveloped

This site and the surrounding area are located in the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
VS-21-0376	A vacation and abandonment of patent easements is a companion item on this agenda.
TM-21-500116	A tentative map for a 1 lot commercial subdivision 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

Public Works - Development Review

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

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

PRELIMINARY STAFF CONDITIONS:

Current 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.
- Applicant is advised that the County is currently rewriting Title 30 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 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 this application must commence within 4 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Building Department - Fire Prevention

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DURANGO PLAZA HOLDINGS REVOCABLE LIVING TRUST &
DURANGO PLAZA HOLDINGS II REVOCABLE LIVING TRUST

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