

07/03/24 BCC AGENDA SHEET

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**DR-24-0220-NP DURANGO, LLC:**

**DESIGN REVIEW** for expansion and modification to an existing resort hotel (Durango Station) on 49.39 acres in a CR (Commercial Resort) Zone within a P-C (Planned Community) Overlay District within the Rhodes Ranch Master Planned Community.

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

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**RELATED INFORMATION:**

**APN:**

176-05-601-035

**LAND USE PLAN:**

SPRING VALLEY – MAJOR DEVELOPMENT PROJECT (RHODES RANCH) - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 6915 S. Durango Drive
- Site Acreage: 49.39
- Project Type: Resort hotel/casino
- Number of Stories: 16 (hotel/casino)/7 (proposed garage)
- Building Height (feet): Up to 216 (hotel/casino)/50 (proposed garage)
- Square Feet: 590,887 (full build)/972,972 (proposed garage)
- Parking Required/Provided: 2,317/5,966 (entire site)

History

In January 1997 portions of the subject site were initially zoned H-1 and approved for a resort hotel/casino consisting of a 216 foot high hotel tower and ancillary uses. Additional areas of H-1 zoning on this site were approved through ZC-1282-06 in November 2006 with a subsequent clarification that was approved through UC-0726-08 in May 2008. A redesign of the overall resort hotel was approved with UC-21-0387 in October 2021. Most recently a use permit for a minor expansion of the hotel was approved with UC-23-2023 in June 2023 prior to the Durango Station opening on the site in December 2023.

Site Plans

The plans depict the existing property is developed with a hotel/casino and ancillary uses including retail, restaurants, banquet space, theater, bowling, and spa and pool. The overall site

includes an existing parking garage to the northwest of the hotel/casino with 2,100 spaces, a valet garage with 250 spaces, and 1,424 surface parking spaces generally located on the east side of the property for a total of 3,774 parking spaces. Vehicular access into the property is provided by the main entrance to the resort and 2 other driveways from Maule Avenue to the south, 2 driveways from Durango Drive to the east and 2 driveways from CC 215 frontage road to the north.

An existing surface parking area located southeast of the main resort entrance consisting of 295 parking spaces will be removed for the construction of a proposed parking garage. A total of 2,487 parking spaces are proposed within the new garage which will increase the parking count to 5,966 spaces for the entire site. The garage is proposed to be located north of Maule Avenue just to the east of the main driveway entrance which leads to the porte cochere. The garage will consist of a basement level, ground level, 5 floors, and rooftop parking. The plans indicate that the ground level will provide a valet pick-up and drop-off area on the north side of the garage with the self-parking main entrance and exit on the east side of the garage. The garage is proposed to be set back 30.5 feet to 37.4 feet from Maule Avenue according to the justification letter.

The plans also indicate a new casino area to be located to the northwest of the proposed parking garage, with a new restaurant space to the east of the new casino area. The justification letter indicates these are previously approved areas within the resort that will be converted to additional casino space and restaurant space respectively. A new outdoor patio area for dining is also depicted to the north and east of the restaurant area. A new water feature wall will be located on the east side of the patio, facing inward towards the patio area. The approved overall water surface area for the site will not be increased because the surface area of the water feature under the port cochere will be reduced. Other areas depicted on the site plan to the north of the garage include a vestibule entrance to the casino area, elevators, a valet area, and a new loading dock.

### Elevations

The plans indicate the proposed parking garage will have painted concrete columns with precast stone panels. Additionally, portions of the southern and eastern side of the garage will include 5 foot by 5 foot breeze block modules as accent walls which are present elsewhere on the property. At the northeast side of the garage the loading dock area will be accessed by a faux wood slat garage door. The restaurant and patio enclosure area on the east side of the building will include a smooth EIFS finish and feature an operable glass wall system to match the existing buildings.

### Floor Plans

The plans depict each level of the proposed garage. The ground level will feature a valet drop off and pick up area on the north side with the main entrance and exit on the east side of the garage. The main self-parking entrance and exit is also located on the east side of the garage to the south of the valet area. A third driveway entrance and exit are located on the west side of the garage. There are 7 parking levels indicated on the plans, including a basement level, ground level, 5 floors, and a roof level.

The plans also indicate a new 8,258 square foot Casino Area D to be located to the northwest of the parking garage, and a 7,021 square foot new restaurant space to the east of the new casino area. A 5,164 square foot area to the north and east of the restaurant area is proposed to be added for outdoor dining space.

Applicant’s Justification

The applicant states that the request is for modifications to an existing resort hotel, Durango Casino & Resort. The proposal consists of converting a portion of previously enclosed space to new casino space, converting another portion to either a restaurant or casino space, increasing the outdoor dining area, and converting previously approved enclosed space along with certain surface parking to an additional parking garage. The applicant states that the minor modifications requested are consistent with the existing entitlements and will not have an undue adverse effect on traffic conditions or parking, public facilities, or the surrounding neighborhood. The applicant further states that the proposed minor modifications will better facilitate vehicular traffic for the existing phase, the previously approved future phases of the project, and the goals and objectives of the Master Plan and Title 29.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-23-0225	Live entertainment with design reviews for minor expansion of the resort hotel and tandem parking spaces	Approved by BCC	June 2023
DR-22-0581	Comprehensive signage and lighting plan for a resort hotel/casino	Approved by BCC	December 2022
VS-21-0449	Vacated and abandoned right-of-way	Approved by BCC	February 2022
ET-21-400117 (UC-0726-08)	Fifth extension of time for a resort hotel/casino with accessory retail and commercial uses	Approved by BCC	October 2021
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
VS-21-0388	Vacated and abandoned easements and rights-of-way	Approved by BCC	October 2021
ET-18-400190 (UC-0726-08)	Fourth extension of time for a resort hotel/casino with accessory retail and commercial uses	Approved by BCC	October 2018
UC-0726-08 (ET-0073-15)	Third extension of time for a resort hotel/casino with accessory retail and commercial uses	Approved by BCC	November 2015
UC-0726-08 (ET-0082-13)	Second extension of time for a resort hotel/casino with accessory retail and commercial uses	Approved by BCC	October 2013
UC-0726-08 (ET-0134-10)	First extension of time for a resort hotel/casino with accessory retail and commercial uses	Approved by BCC	October 2010

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-0726-08	Modifications to a previously approved resort hotel/casino with accessory retail and commercial uses	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**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North*	Entertainment Mixed-Use	CG & IP	Retail & distribution center
South	Major Development Project (Rhodes Ranch) – General Commercial; & Entertainment Mixed-Use	CG & CR	Retail & services, & multi-family residential
East	Corridor Mixed-Use & Urban Neighborhood	CC & RM32	Mixed use (offices, retail, & multi-family) & undeveloped
West	Major Development Project (Rhodes Ranch) - Limited Resort	CR	Undeveloped

\*North of the CC 215

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 29.

**Analysis**

**Comprehensive Planning**

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.

This request is for construction of a new parking garage, modifications of previously approved areas of the hotel/casino, and an outdoor dining area. The new parking garage will provide 2,487 parking spaces which will supplement 1,129 surface parking spaces, 2,100 parking spaces in the north parking garage, and 250 valet parking spaces in the garage previously approved by UC-23-0225.

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. The proposed parking garage height is comparable to the existing garage and its design complements the existing features of the hotel/casino and the existing parking garage. Additionally, the garage location will not affect the existing perimeter landscaping.

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 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.

#### **Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** NP DURANGO, LLC

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