

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0004-SPRING MOUNTAIN, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** modify residential adjacency standards; **2)** allow modified driveway design standards; and **3)** allow modified street standards.

DESIGN REVIEW for a retail and restaurant development on 1.83 acres in a CG (Commercial General) Zone.

Generally located on the north side of Spring Mountain Road and the east side of Lindell Road within Spring Valley. JJ/rr/kh (For possible action)

RELATED INFORMATION:

APN:

163-13-503-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow the tallest and largest structures to not be located within the core of the site per Section 30.04.06G.
2.
 - a. Reduce throat depth to 25 feet for a driveway along Spring Mountain Road where 75 feet is required per Uniform Standard Drawing 222.1 (a 67% reduction).
 - b. Reduce throat depth to 20 feet for a driveway on Lindell Road where 75 feet is required per Uniform Standard Drawing 222.1 (a 73.3% reduction).
3.
 - a. Reduce approach distance to the intersection of Spring Mountain Road and Lindell Road to 112 feet on Spring Mountain Road where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08 (a 25.3% reduction).
 - b. Reduce departure distance from the intersection of Spring Mountain Road and Lindell Road to 123 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08 (a 35.3% reduction).

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 5488 Spring Mountain Road
- Site Acreage: 1.83
- Project Type: Retail and restaurants
- Number of Stories: 1 (existing and proposed)

- Building Height (feet): 31 feet, 5 inches (proposed)/21 feet (existing)
- Square Feet: 3,990 (existing), 15,000 (proposed)
- Parking Required/Provided: 110/92
- Sustainability Required/Provided: 7/9.5

Site Plan

The plan depicts a 1.83 acre site located on the northeast corner of Spring Mountain Road and Lindell Road. The plan depicts an existing building located on the southwest portion of the site. The existing building, which is a casino with a tavern, is 3,990 square feet and approximately 21 feet in height. The existing building is also set back 79 feet from the front (south) property line, and 19 feet from the side street (west) property line. The plan also depicts a proposed building located along the east and north sides of the site. The building is proposed to be set back 4.5 feet from the side interior (east) property line, 10 feet from the front (south) property line, and a minimum of 19 feet from the rear (north) property line. The intended use of the building is a mix of 10,500 square feet of restaurant space and 4,500 square feet of retail space.

The existing driveways from Spring Mountain Road and Lindell Road are both proposed to be replaced with curb return driveways and widened to 39 feet to provide access to the site. Existing parking areas to the south and east of the existing building are proposed to be modified to current standards and will be expanded to the north and east. A total of 92 parking spaces are proposed on the site where 110 parking spaces are required based on the current use and the mix of retail and restaurant spaces intended for the proposed building. A parking demand study prepared by a traffic engineer to support the reduced parking was provided by the applicant; therefore, a waiver of development standards is not required. Two accessible parking spaces are indicated on the south side of the existing building, while 3 additional accessible spaces are located adjacent to the proposed building. A loading space is located near the northwest corner of the proposed building. Two trash and recycling containers are proposed in an enclosure located north of the existing building. Bicycle parking is provided near the southern end of the proposed building. Pedestrian circulation is provided throughout the site extending from the public sidewalk including the use of pedestrian crosswalks with pavers at the driveways. An 8 foot tall decorative screen wall with a 15 foot wide landscape buffer is proposed along the length of the north property line to buffer the adjacent multi-family development.

Landscaping

The plan indicates street landscaping, parking area landscaping, and a landscape buffer along the north side of the property is being provided. There are existing attached sidewalks along both Spring Mountain Road and Lindell Road along the property frontage. The landscape strip behind the sidewalk on both streets is a minimum of 10 feet in width. The street landscaping consists of a mix of large, medium, and small trees spaced apart at 30 feet, 20 feet, and 10 feet, on-center, respectively. Within the parking lot there are a mix of large and medium trees provided in the landscape islands and at the ends of the parking rows per the minimum requirements, with 1 exception. The applicant has provided an alternative landscape plan to eliminate 1 landscape island within the parking area in front of the existing building. A large tree that would have been located within the island is instead located within a planter on the north side of the existing building adjacent to a parking area. A landscape buffer is provided along the north side of the property where it abuts a multi-family development. The buffer

includes 2 alternating rows of evergreen trees planted 20 feet apart on center in each row and offset.

Elevations

The proposed building has a maximum height of 31 feet 5 inches to the top of the highest parapet. The building materials consist of stucco EIFS finishes with contrasting and complimentary colors as well as tile, perforated metal panels, store front doors and, low-e windows. Metal panels and overhangs are depicted over all storefronts, windows, and building entrances which extend between 3 feet 2 inches and 6 feet 3 inches from the face of the building.

Floor Plans

The plans indicate a single 15,000 square foot building with 11 units ranging in size from 1,048 square feet to 1,870 square feet. Each unit is a shell with no floor plan details. All unit entrances are located along the south and west sides of the building with additional doors for each unit located along the north and east sides of the building.

Applicant's Justification

The applicant is planning to develop a commercial plaza with a mix retail and restaurant uses on a property where there is an existing casino on the southwest corner of the lot. The applicant states that all tenants and guests will share all the existing and new parking spaces. The applicant states that waivers for throat depth and reduced departure and approach distances are requested for existing driveways which are proposed to be reconstructed with curb returns. A waiver to allow the largest building not to be in the core of the site is requested by the applicant because there is an existing building on the site and 80 percent of the new building will border an existing commercial development. The applicant states the alternative landscape plan is intended to maintain the existing storefront landscape design with low bushes and will instead relocate the required tree to a planter on the north side of the building. Finally, the applicant states they have provided a parking demand study to reduce the parking requirements and that a site survey indicated the existing casino did not have much parking demand.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-22-900569	Exterior façade remodel/site improvements of a tavern	Approved by ZA	September 2022
WS-18-0997	Waivers and design review for retail buildings, reduced parking and street and parking lot landscape	Approved by PC	April 2019
VS-0627-16	Vacated and abandoned patent easement	Approved by PC	October 2016
ZC-020-76	Reclassified from R-E to C-2 zoning for an existing cocktail lounge and liquor store	Approved by BCC	April 1976

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac)	RM18	Multi-family development
South	Neighborhood Commercial	CG	Undeveloped
East	Corridor Mixed-Use	CG	Retail & restaurant uses
West	Neighborhood Commercial	CG	Retail uses

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

Waivers 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.

Waiver of Development Standards #1

The residential adjacency requirements state that the largest structure in multi-building developments must be in the core of the site. In this case the largest structure on the site will be the new building at 15,000 square feet located along the north and east sides of the property. This would place the building closest to the abutting multi-family development to the north. However, in this case approximately 80 percent of the new building will abut an existing commercial development to the east leaving only about 20 percent of the building adjacent to the multi-family property. The building will also be set back approximately 19 feet from the property line which is more than the minimum requirement of 15 feet to accommodate the required landscape buffer. Finally, the tallest part of the proposed building which is over 31 feet in height will not border the multi-family area. The north side of the building will only be 24 feet in height. Therefore, staff can support this request.

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.

Building materials include the use of stucco, tile, glass storefronts, perforated metal panels, and metal overhangs. The building facades feature painted wall reveals, changes in surface colors

and materials with roofline variations of 3 feet to 4 feet 5 inches. All customer entrances face the streets. Canopies more than 3 feet in width are provided above the building entrances and all windows. Pedestrian connectivity is provided between the public sidewalk along Spring Mountain Road and all building entrances with crosswalks and pavers across the driveways. A trash enclosure is located north of the existing building. The building design and architectural features are not unsightly or undesirable. Site access and circulation will not impact any other properties. The design of the parking areas, including loading areas, as well as the landscaping is generally in accordance with the Code requirements. Based on this information, staff can support the design review.

Public Works - Development Review

Waiver of Development Standards #2a & #2b

Although the throat depth at each commercial driveway along Spring Mountain Road and Lindell Road does not comply with the minimum standard, the applicant worked with staff to remove parking spaces, which provides more room for vehicles to safely exit the right-of-way to gain access to the site. Therefore, staff has no objection to this request.

Waiver of Development Standards #3a

Staff has no objection to the reduction in the approach distance for the Spring Mountain Road commercial driveway. The applicant placed the driveway as far east as the site will allow.

Waiver of Development Standards #3b

Staff has no objection to the reduction in departure distance for the Lindell Road commercial driveway. The applicant placed the driveway as far north as possible with the constraints caused by existing power poles in the area.

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

- 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; approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; 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;
- Reconstruct any unused driveways with full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Spring Mountain Road improvement project;
- 90 days to record said separate document for the Spring Mountain Road improvement project.
- Applicant is advised that off-site improvement permits may be required.

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 #0404-2022 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: SPRING MOUNTAIN, LLC

CONTACT: IZ DESIGN STUDIO, 7229 W. SAHARA AVENUE, SUITE 120, LAS VEGAS, NV 89117