

TEMPORARY PARKING LOT
(TITLE 30)

DURANGO DR/CC 215

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-22-400040 (WS-20-0099)-MATTER UNCOMMONS LLC, ET AL:

WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: **1)** landscaping; and **2)** alternative parking lot design.

DESIGN REVIEW for a temporary parking lot in conjunction with an approved High Impact Project and Mixed-Use Project 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 the CC 215 within Spring Valley. MN/hw/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

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Waive street landscaping adjacent to the temporary parking lot where landscaping is required per Table 30.64-2.
 - b. Waive parking lot landscaping for the temporary parking lot where landscaping is required per Table 30.64-2.
2.
 - a. Waive pedestrian walkways through the temporary parking lot where required per Section 30.60.050.
 - b. Allow a temporary parking area of 100 spaces or more to not be designed in a series of smaller, connected parking courts where required per Section 30.48.660.

DESIGN REVIEW:

Temporary parking lot in conjunction with an approved High Impact and Mixed-Use Project.

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 32.5

- Project Type: Temporary parking lot
- Parking Required/Provided (overall): 3,298/3,730

Overview

The previously approved application was for temporary parking lots that will be installed on the site in various locations as the overall High Impact, mixed-use project is constructed. Although the plans originally submitted with this application show the temporary parking lot in 1 location, the intent is for the parking lot to move around the site as demand for parking may exceed the structured parking provided with each phase. This application would allow for an extension of time to continue to allow these temporary parking lots as the previously approved High Impact mixed-use, project is still being constructed.

Site Plan

The previously approved site plan depicts an initial paved temporary parking lot located near the center of the overall project on the southeast corner of 2 internal private drives. The depicted temporary parking lot was shown abutting the east side of the centralized retail/restaurant/market hall area of the project and was located over 600 feet from the west property line along Durango Drive. The temporary parking lot was also located over 300 feet from Roy Horn Way to the north, Maule Avenue to the south, and Gagnier Boulevard to the east. Although the previous plans for this temporary parking lot depicted 174 parking spaces, future temporary parking lots may include more or fewer parking spaces.

Landscaping

The previously approved plans depicted painted fingers in the parking lot without any landscaping. Also, the applicant intends to install some street landscaping adjacent to the temporary parking lots; however, the street landscaping will not meet the requirements for final pedestrian realm landscaping.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for WS-20-0099:

Current Planning

- 2 years to commence and review;
- Plans for each temporary parking lot to be reviewed by staff;
- Only 1 temporary parking lot permitted at a time.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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.

Public Works - Development Review

- Until June 19, 2021 for the applicant to obtain off-site permits as required by ZC-19-0343;
- 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;
- Right-of-way dedication to include 25 feet to 50 feet to the back of curb for Maule Avenue, 25 feet to the back of curb for Butler Street, 25 feet to 50 to the back of curb for Gagnier Boulevard, 35 feet to the back of curb for Badura Avenue, and associated spandrels, and, if necessary, additional right-of-way for Roy Horn Way to accommodate 44 feet of right-of-way from the back of curb to the concrete barrier;
- If required by the Regional Transportation Commission, provide a bus turnout on the east side of Durango Drive north of and as close as practical to Maule Avenue and include provisions for a 5 foot by 50 foot bus shelter pad easement behind the sidewalk.
- Applicant is advised that compliance with the Uniform Standard Drawings is required; 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; and that the installation of detached sidewalks will require the dedication of right-of-way to the back of curb or 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.

Building Department - Fire Prevention

- 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 #0170-2019 to obtain your POC exhibit; and that wastewater flow rates that exceed CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant indicates that the owners of the property were unable to meet the original completion deadline, as the project is located on a large site and thus needed to be completed in phases. The applicant further indicates that the completion of earlier and current phases of the project were ultimately slowed due to the resulting slowdown in construction and other external forces caused by the COVID-19 pandemic. The applicant has indicated that several parts of the project are either being constructed or have permits to be constructed. Since the overall project is not yet complete, there is a continuing need for the placement of the temporary parking lots to keep up with the potential demand for parking as the project progresses.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-20-0507	Comprehensive sign plan for the Matter Uncommons High Impact, mixed-use project	Approved by BCC	January 2021
DA-20-900425	Development Agreement for the Matter Uncommons High Impact, mixed-use project	Adopted by BCC	January 2021
AG-20-900426	Performance Agreement for the Matter Uncommons High Impact, mixed-use project	Adopted by BCC	January 2021

Prior Land Use Requests

Application Number	Request	Action	Date
WS-20-0099	Temporary parking lots in conjunction with the previously approved High Impact, mixed-use project	Approved by ZA	March 2020
DR-20-0098	Outdoor theater and modifications to the previously approved High Impact, mixed-use project	Approved by ZA	March 2020
VS-20-0052	Vacated and abandoned government patent easement and rights-of-way being Butler Avenue, Maule Avenue, and Gagnier Boulevard	Approved by ZA	March 2020
TM-20-500013	Mixed-use subdivision project	Approved by ZA	March 2020
ZC-19-0343	Reclassified the site to U-V zoning for a High Impact, 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 government 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
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 a 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, C-1, & C-2	Undeveloped & office buildings
South	Urban Neighborhood (greater than 18 du/ac) & Business Employment	M-D, R-4, & C-2	Undeveloped, retail plaza, & multiple family residential
East	Business Employment	R-E, C-2, & M-D	Undeveloped & office building
West	Entertainment Mixed-Use	H-1	Multiple family residential & resort hotel/casino (Durango Station)

*Portions of the subject site and surrounding area are located in the CMA Design Overlay District and the Public Facilities Needs Assessment (PFNA) area. **The CC 215 is located directly north of the site.

Related Applications

Application Number	Request
ET-22-400039 (ZC-19-0343)	An extension of time to reclassify the site to U-V zoning for a High Impact, mixed-use project is a companion item on this agenda.
ET-22-400041 (DR-20-0098)	An extension of time for design reviews for an outdoor theater and modifications to an approved High Impact, mixed-use project 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

Current Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

The owners appear to have made progress towards completing the overall project, as several buildings appear to be completed or are currently under construction at the site. Permits for additional buildings and grading have also been submitted for future phases. The owners have also since entered into Development and Performance Agreements with the County that were adopted by the Board of County Commissioners on January 2021. Given the stated circumstances regarding the progress of the proposed project, staff can support an extension of time, as the owners have shown sufficient proof towards completion of the project and that a continuing need for the proposed temporary parking areas still exists as the project proceeds. Staff can further support the applicant's request for a 3 year extension of time and to allow the accompanying extensions of time to have the same expiration dates, as this request would allow for ample time to complete the various phases of the project and the tracking of the related applications together would allow for easier processing of applications in the future for both the applicant and staff.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

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:

Current Planning

- Until June 19, 2025 to review if parking lot is still in use;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that 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.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTEST:

APPLICANT: JIM STUART

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