

RESTAURANT
(TITLE 30)

DURANGO DR/ROBINDALE RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-22-0343-DURANGO ROBINDALE, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce driveway width; and 2) reduce driveway throat depth.

DESIGN REVIEW for a restaurant (Starbucks) with drive-thru service on 0.7 acres in a C-1 (Local Business) Zone in the CMA Design Overlay District.

Generally located on the east side of Durango Drive, 420 feet north of Robindale Road within Spring Valley. MN/al/syp (For possible action)

RELATED INFORMATION:

APN:
176-09-210-004

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce driveway width to 32 feet where a minimum of 36 feet is required per Uniform Standard Drawing 222.1 (an 11.1% reduction).
2. Reduce driveway throat depth to a minimum of 13 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 48% reduction).

LAND USE PLAN:
SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.7
- Project Type: Restaurant (Starbucks) with drive-thru service
- Number of Stories: 1
- Building Height (feet): 18
- Square Feet: 987
- Parking Required/Provided: 27/54 (commercial center)

Site Plan

The request is for a Starbucks (restaurant) with drive-thru service. The location of the business is on an undeveloped pad site within an existing commercial center. The site is located on the northern portion of the development. There is an existing convenience store with service station in the commercial center on the parcel to the south. Access to the commercial center is provided by 3 existing driveways, with 1 from Robindale Road and the other 2 from Durango Drive. The Starbucks building is located on the northern portion of the pad site with the entrance to the drive-thru service located at the southwest corner of the pad site. The drive-thru service lane continues along the east side of the pad site, around the rear of the Starbucks building, then along the north side of the building. The menu board is located to the south of the proposed building and the pick-up window is located on the northwest corner of the structure. There are existing parking spaces along Durango Drive and along the west side of the pad site. The plans show a 248 square foot patio area to the south of the proposed building.

Landscaping

Landscaping along Durango Drive is existing, and no changes are proposed or required to these landscape areas. There will be some modifications to the landscaping in the parking area on the west side of the pad site. These modifications include the addition of landscape fingers within the parking area for the planting of trees, shrubs, and groundcover.

Elevations

The building is 1 story with a maximum height of 18 feet. The building has a flat roof behind parapet walls. The exterior of the building consists of a combination of textured brick, wood planks in a horizontal pattern, and a stucco finish in earth tone colors.

Floor Plan

The building has an area of 987 square feet which consists of a workroom with customer service counter, prep area, storage area, a cooler, and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the driveways are existing at this time and to bring them into compliance with current standards will have negative impacts on the existing utilities such as electrical transformers, street lighting, and a fire hydrant. Changing the current driveways would also disrupt the on-site traffic circulation for the commercial center. The proposed Starbucks is compatible with existing businesses in the area. This project will help attract new businesses to the area which in return will create employment opportunities for the community.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-22-400032 (UC-19-0867)	First extension of time for a vehicle wash within the same commercial center	Approved by BCC	April 2022

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0867	Vehicle wash within the same commercial center	Approved by BCC	December 2019
UC-11-0138	Convenience store and service station within the same commercial center	Approved by BCC	November 2012
ZC-1176-05	Reclassified the site to C-1 zoning for a mini-warehouse facility and future commercial development	Approved by BCC	September 2005

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North & East	Neighborhood Commercial	C-1	Mini-warehouse facility
South	Neighborhood Commercial	C-1	Convenience store with gasoline sales
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2 & P-F	Single family residential & a golf course

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

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis**Current Planning**Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Design Review

The proposed business is consistent and compatible with other businesses in the area. The proposed location is a pad site within an existing commercial center. Off-site improvements are in place and the development of the property will have limited disruptions on the surrounding properties. The development of this site will make use of an existing pad site and will help to complete the development of the existing commercial center; Therefore, staff can support this request.

Public Works - Development Review

Waiver of Development Standards #1

Staff has no object to the request to reduce the driveway width to 32 feet since there is a median in Durango Drive that prohibits left turn movements. Therefore, the driveway is wide enough to accommodate right-in/right-out traffic.

Waiver of Development Standards #2

Staff cannot support the reduction in the throat depth as it may result in stacking of vehicles into Durango Drive. Vehicles entering the site come into immediate conflict with the parking stalls to the east and south of the driveway and with vehicles exiting the drive-thru north of the driveway.

Staff Recommendation

Approval of waiver of development standards #1 and design review; denial of waiver of development standards #2.

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

If approved:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- 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 installation and use of cooling systems that consumptively use water will be prohibited; 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; 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 2 years of approval date or it will expire.

Public Works - Development Review

- Traffic study and compliance.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: DURANGO ROBINDALE, LLC

CONTACT: SERGIO COMPARAN, SCA DESIGN, 2525 W. HORIZON RIDGE
PARKWAY, SUITE 230, HENDERSON, NV 89052