

COMMERCIAL COMPLEX
(TITLE 30)

DURANGO DR/PATRICK LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0070-DURANGO 5, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping along an arterial street; and **2)** reduced driveway throat depth.

DESIGN REVIEWS for the following: **1)** alternative parking lot landscaping; and **2)** a commercial complex on 1.8 acres in a C-1 (Local Business) Zone and C-2 (General Commercial) Zone in the CMA Design Overlay District.

Generally located on the west side of Durango Drive, 308 feet north of Patrick Lane within Spring Valley. JJ/jor/jd (For possible action)

RELATED INFORMATION:

APN:

163-32-613-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the required landscaping along an arterial street (Durango Drive) to 10 feet where a minimum of 15 feet is required per Section 30.64.030 (a 33% decrease).
2. Reduce the proposed driveway throat depth along Durango Drive to 8 feet, 5 inches where 75 feet is required per Uniform Standard Drawing 222.1 (an 89% decrease).

DESIGN REVIEWS:

1. Alternative parking lot landscaping (diamond shaped landscape planters) per Figure 30.64-14.
2. A commercial complex.

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 6045 S. Durango Drive
- Site Acreage: 1.8
- Project Type: Commercial center
- Number of Stories: 1
- Building Height (feet): 28 (maximum)

- Square Feet: 7,250 (Building A)/4,548 (Building B)/8,000 (Building C)
- Parking Required/Provided: 166/167

History & Request

ZC-1185-97 is a previously approved zone change which reclassified 10 acres on the northwest corner of Durango Drive and Patrick Lane from R-E zoning to C-1 zoning for an office complex consisting of 11 buildings, with landscaping conditions to include maximum buffering for the north property line based on Title 29 requirements. Subsequently, 5 acres (eastern half of the original 10 acres) went through a second zone change (ZC-0187-99) to reclassify the 5 acres from C-1 zoning to C-2 zoning. The Notice of Final Action for ZC-0187-99 stated that the C-2 zoning was restricted only to the northwest corner of the intersection of Durango Drive and Patrick Lane, approximately 2.7 acres as shown in the zoning map.

In addition, WC-0356-00 was a waiver of conditions of a zone change (ZC-0187-99) for the following: 1) design review as a public hearing for subject parcel and parcel to the west to be heard at one time; 2) recording reciprocal cross access and parking agreement with parcel to the west; 3) providing a 15 foot A-2 landscaped area long the north property line; 4) provide landscape islands; 5) provide enhanced paving at driveways and pedestrian walkways; 6) provide ornamental site furniture; and 7) 30 foot dedication of Ponderosa Way. This application was approved subject to a new design review as a public hearing on the final plans with landscaping to be addressed for the north property line subject to Figure 30.64-11 under Title 30. Furthermore, WS-1679-04 was also approved for increased building height along with a design review for a proposed office and retail center on the subject site (APN 163-32-613-002).

Furthermore, UC-0716-03 was approved for APN 163-32-613-003, south of the subject parcel, for a restaurant and was the first establishment to be constructed. This application also functioned as a waiver of conditions for the following: 1) WC-0356-00 requiring a design review as a public hearing on final plans with landscaping to be addressed for the north property line per Figure 30.64-11 (without wall); and 2) ZC-0187-99 requiring landscaping requirements (B-1 landscaping) per Title 29.

Lastly, DR-0157-08 was approved for the subject parcel related to this application and DR-0158-08 was approved for the southernmost parcel which proposed a portion of a shopping center. The use permit for the existing restaurant to the south, and both design reviews for the shopping center to the north and southern parcels set the template for the cross access and shared parking. The southernmost parcel is still undeveloped.

Today, the applicant is requesting a design review for the northernmost subject parcel (APN 163-32-613-002). The design review proposes a commercial complex which includes retail buildings and a restaurant lease space with a drive-thru, with a waiver of development standards for reduced driveway throat depth along Durango Drive, and reduced landscaping adjacent to an arterial street (Durango Drive).

Site Plans

The submitted site plan depicts 3 rectangular buildings. The first building (Building A) is located along the north property, the second (Building B) is located along the south property line, and

both Buildings A and B are orientated east to west. The third building (Building C), oriented north to south, is adjacent to the west property line.

Building A is set back 10 feet from the north property line, 25 feet from the east property line (Durango Drive), 117 feet from the west property line, and 220 feet from the south property line.

Building B is set back 200 feet from the north property line, 80 feet from the east property line (Durango Drive), 110 feet from the west property line, and 32 feet from the south property line. Building B includes a restaurant lease space with a drive-thru along the south facing elevation on the building.

Building C is set back 13 feet from the north property line, 210 feet from the east property line (Durango Drive), 10 feet from the west property line, and 110 feet from the south property line. Access to the site is provided via 2 existing driveways along the east property line adjacent to Durango Drive.

Cross access is also provided per the submitted plans spanning from the subject parcel heading south towards the existing restaurant, and potentially connecting to the southernmost parcel once it is finally developed. Per the updated parking calculations, there are 166 required parking spaces where 167 are provided. Ninety-one parking spaces are provided on the subject parcel, and 76 parking spaces are located within the restaurant site to the south. The parking spaces are located along the east/west property lines, in the center of the proposed commercial complex, on the east and south sides of Building C (adjacent to the west property line), and surrounding the existing restaurant building to the south. Lastly, the subject site includes enhanced decorative pavers within the driveway, pedestrian walkways for parking lot and building connectivity, and 2 trash enclosures.

Landscaping

The landscape plans depict an existing attached sidewalk along the east property line (adjacent to Durango Drive). Adjacent to the attached sidewalk is a landscape planter with a minimum width of 10 feet to a maximum of 25 feet. Landscaping is also located along the north property line (now adjacent to an undeveloped C-2 parcel) and includes 24 inch box trees, and shrubs. The proposed landscaping along the west property line (now adjacent to Mountains Edge Hospital) also includes 24 inch box trees and shrubs. In addition, the landscape plan also shows a 6 foot wide landscape planter that widens to 20 feet which is parallel to the drive-thru lane south of Building B, and is adjacent to the south property line. This landscape planter also includes 24 inch box trees and shrubs to help enhance the drive-aisle and buffer the drive-thru lane and trash enclosure. Lastly, the applicant is proposing diamond shaped landscape planters on portions of the centrally located parking spaces. The landscape plan shows that there will be 56, twenty-four inch box trees planted on this site, as well as 305 shrubs. The sufficient amount of perimeter landscaping warrants the design review for alternative parking lot landscaping.

Elevations

Building A has an overall height of 26 feet, Building B has an overall height of 28 feet, and Building C has an overall height of 26 feet to the top of the parapet roofs. The rooflines vary in height with architectural stucco pop-outs, standing seam canopies, and metal coping. The

exterior finishes include stucco walls, faux stone finishes, and aluminum storefront and window systems.

Floor Plans

Building A has an overall area of 7,250 square feet with proposed retail lease spaces. Building B includes a restaurant with an overall area of 3,064 square feet with a separate retail lease space on the west end of the building with an overall area of 1,484 square feet. In addition, Building B includes a drive-thru on the southern portion of the building. Vehicles enter the drive-thru lane on the southwest corner of Building B and exit on the southeast corner of the building. Lastly, Building C has an overall retail space which includes 7,000 square feet of lease space, and a separate retail lease space is on the northern end of the building with an overall area of 1,000 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The proposed commercial center features 3 buildings that are designed to have 4 sided architecture and share enhanced design features, elements, colors, and materials that are aesthetically harmonious to the entire site, and neighboring parcels. The site design is complementary to the land use applications that were previously approved. The waiver for throat depth is required since the proposed commercial driveway does not meet the requirement of Uniform Standard Drawing 222.1, where a 75 foot throat depth is required. The width of the parcel is only 287 feet, and to meet the standard drawing, the driveway throat depth would extend to the middle of the parcel, which would severely hinder the site design. The waiver to reduce the landscaping adjacent to Durango Drive is warranted since only a portion is 10 feet wide, and the landscaping increases to 25 feet wide. The 10 foot wide landscape area is needed to accommodate the necessary parking spaces for the site. A design review is also needed for the alternative parking lot landscaping where diamond shaped landscape planters are shown within the parking lot.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0157-08	Shopping center for northern most and southern most parcel - expired	Approved by BCC	March 2008
VS-0159-08	Vacated a portion of right-of-way being Durango Drive - expired	Approved by BCC	March 2008
WS-1679-04 (ET-0313-07)	Second extension of time to commence increased building height and a design review for a proposed office and retail center - expired	Approved by BCC	October 2004
WS-1679-04 (ET-0324-06)	First extension of time to commence increased building height and a design review for a proposed office and retail center - expired	Approved by BCC	December 2006
WS-1679-04	Increased building height and design review for an office and retail center - expired	Approved by BCC	October 2004

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0716-03 *APN: 163-32-613-003 (South of subject parcel)	Outside dining and drinking with a proposed tavern; waiver of conditions for WC-0356-00 requiring a design review as a public hearing on final plans with landscaping to be addressed for the north property line per Figure 30.64-11 (without wall); and waiver of conditions for ZC-0187-99 requiring "B-1 landscaping along street frontages); design review for the site	Approved by BCC	June 2003
TM-0253-02	1 lot commercial subdivision	Approved by PC	August 2002
VS-0431-01	Vacated a portion of right-of-way being Ponderosa Way (30 feet), and 33 foot wide patent easements - recorded	Approved by PC	June 2001
ZC-1185-97 (WC-0136-01)	Waived a condition of a zone change requiring a 30 foot dedication on Ponderosa Way in conjunction with a proposed office complex	Approved by BCC	May 2001
ZC-0187-99 (WC-0356-00)	Waived conditions of a zone change for 1) design review as a public hearing for subject parcel and parcel to the west to be heard at one time; 2) recording reciprocal cross access and parking agreement with parcel to the west; 3) providing a 15 foot A-2 landscaped area long the north property line; 7) 30 foot dedication of Ponderosa Way - approved subject to design review as a public hearing on final plans with landscaping per Figure 30.64-11 (without wall) for north property line	Approved by BCC	November 2000
ZC-0187-99	Reclassified 5 acres (eastern half of the original 10 acres) from C-1 to C-2 zoning; C-2 zoning was restricted only to the northwest corner of Durango Drive and Patrick Lane, approximately 2.7 acres	Approved by BCC	May 1999
ZC-1185-97	Reclassified 10 acres from R-E to C-1 zoning for an office complex consisting of 11 buildings, with landscaping conditions to include maximum buffering for the north property line based on Title 29 requirements	Approved by BCC	August 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Undeveloped
South	Commercial General	C-1 & C-2	Restaurant & undeveloped
East	Office and Professional	C-P	Office complex

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Commercial General	C-1	Mountains Edge Hospital

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.

Waivers of Development Standards #1

The landscape plan shows that the east property line is adjacent to a 10 foot wide landscape strip south of the commercial driveway (adjacent to Durango Drive), and expands to 25 feet north of the commercial driveway. Furthermore, this landscape area includes over 80 shrubs and 17 large trees. Staff finds that since there is adequate landscaping to help liven the streetscape and add a visual buffer, and the 25 feet of landscaping includes copious amounts of landscaping that would equal to a 15 foot wide landscape strip, staff can support this request.

Design Review #1

The site plan depicts diamond shaped landscape planters on portions of the centrally located parking spaces, and adjacent to the retail buildings. The landscape plan shows that there will be 56, twenty-four inch box trees planted on this site, as well as 305 shrubs. Since the applicant is proposing a satisfactory amount of perimeter landscaping and landscaping on the diamond shaped planters, staff can support this request.

Design Review #2

Staff has no objection to this request. The site design is harmonious to the overall site and surrounding parcels.

Public Works - Development Review

Waiver of Development Standards #2

The applicant worked with staff to amend the original driveway designs to provide for safer ingress and egress. One of staff's initial concerns was that the drive-thru exit lined up with the entry side of the southern driveway, which would have created vehicular conflicts. The applicant revised that portion of the site to completely separate the drive-thru exit from the southern driveway so there is no chance of any conflicts. With regard to the northern driveway, the applicant provided additional width for the landscape planters adjacent to the driveway, thereby

adding more distance between ingressing vehicles and parking spaces. With the changes that the applicant made, which are reflected on the current plans on file, staff can support this request.

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

- 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; 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

- Drainage study and compliance;
- Traffic study and compliance;
- Vacate any unnecessary rights-of-way, including the right-of-way that was granted for a driveway at the northern boundary of the site;
- Grant necessary easements, including pedestrian access easements at the exiting northern driveway;
- Vacate any unnecessary easements.
- Applicant is advised that off-site improvement permits may be required.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0086-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: DURANGO 5, LLC

CONTACT: SUZANA RUTAR ARCHITECT LTD., 1950 E. WARM SPRINGS ROAD, LAS VEGAS, NV 89119