

07/17/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0249-GLENCOE PROPERTIES INC:

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

DESIGN REVIEW for a gasoline station and convenience store in conjunction with an existing shopping center on a portion of 8.42 acres in a CG (Commercial General) Zone.

Generally located on the southwest corner of Sahara Avenue and Nellis Boulevard within Sunrise Manor. TS/jud/syp (For possible action)

RELATED INFORMATION:

APN:

161-08-511-002; 161-08-511-005 through 161-08-511-011 ptn

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce parking lot landscaping where parking lot landscaping is required per Section 30.04.01D.
- b. Reduce spacing of street landscaping where required per Section 30.04.01D.
2. Reduce the throat depth to 6 feet where 25 feet is the standard per Uniform Standard Drawing 222.1 (a 76% reduction).

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 2513 S. Nellis Blvd
- Site Acreage: 8.42 (portion)
- Project Type: Gasoline station
- Number of Stories: 1
- Building Height (feet): 23
- Square Feet: 5,200
- Parking Required/Provided: 198/306 (shopping center)
- Sustainability Required/Provided: 7/4.5

History & Request

An existing 17,304 square foot building located on APN 161-08-511-002 (at the southwest corner of Sahara Avenue and Nellis Boulevard) is planned to be demolished to accommodate a

proposed convenience store and gasoline station. The existing shopping center was approved via ZC-0733-97.

Site Plans

The plans depict a proposed 1 story convenience store building with a maximum height of 23 feet. The proposed gasoline canopy and 7 fuel pumps are not within 200 feet of any residential use. The proposed building and gasoline canopy are designed to run north-south parallel to Nellis Boulevard. The gasoline canopy will be constructed 75 feet east of the convenience store building. There is a 45 foot wide drive aisle between the canopy and the parking spaces along Nellis Boulevard. Access to the site is provided via existing right-in/right-out shared driveways on Sahara Avenue and Nellis Boulevard. The shared driveways allow cross access to the existing commercial subdivision. The proposed development will maintain the existing attached sidewalk.

The design of the site provides for adequate on-site circulation. The pedestrian paths are clearly delineated by colored stamped asphalt providing pedestrian walkway connectivity. Parking is located to the east and south of the proposed building as well as along the east side of the site behind the street landscaping on Nellis Boulevard. A total of 27 parking spaces are provided for the proposed uses where 21 spaces are required. This includes 17 standard parking spaces, 4 installed EV vehicle stalls, 4 capable EV stalls, and 2 ADA parking spaces. Also, the applicant is proposing 1 loading space and 2 bicycle racks.

Landscaping

The plans depict medium trees approximately 20 feet on center along Sahara Avenue and Nellis Boulevard. Nine trees are provided along the north streetscape and 7 trees are provided along the east streetscape. Due to conflicts with existing and proposed underground and above ground utility locations, the street landscaping is not spaced as required per Code resulting in a reduction in the number of trees. However, the proposed landscaping provides the required number of shrubs and trees. The north frontage is approximately 200 linear feet, which would require 10 trees and 1,340 square feet of canopy coverage at 134 square feet minimum coverage per tree. The east frontage is approximately 170 linear feet of landscape, requiring 9 trees and 1,206 square feet of canopy coverage. On the north frontage, 9 trees at 3,312 square feet of canopy coverage are provided, meeting the minimum canopy coverage. On the east frontage, 7 trees at 2,576 square feet of canopy coverage are provided, meeting the minimum canopy coverage.

Landscaping is provided on most parking lot finger islands; however, due to site design, the parking located at the southeast corner of building does not have the required finger island landscaping. An on-site ADA pedestrian walkway connecting the sidewalk to the site and the building runs on that finger island. Therefore, the applicant is proposing an alternative location for the required landscaping (one tree and shrubs), which is on the northwest corner of the building next to a loading space.

Elevations

The proposed structure includes enhanced architectural elements, corner towers, and high parapets that screen the mechanical units from the public right-of-way. A 3 foot deep architectural projection enhances the entry. The exterior materials consist of ledgestone, cement

block panels, and insulated clear glass. Also, the color palate depicts desert tones and red color accent, in conjunction with the architectural elements. The same style and finishes are proposed for the fuel canopy and trash enclosure.

Floor Plans

The plans depict a proposed 5,200 square foot building running north/south along the western portion of the parcel 161-08-511-002. The main entrance faces the east façade. The gas canopies are proposed to be located parallel to the building also running in a north/south direction. The total square footage for the canopy is 4,608 square feet and is proposed to be 18.5 feet in height.

Applicant’s Justification

The applicant states the proposed development is located on the corner of major arterial streets, which makes this location ideal for a convenience store with gas pumps. The applicant believes that with the landscaping and building design the proposed development mitigates any adverse impacts on the natural environment. The southeast finger island is part of the ADA path from Nellis Boulevard. Therefore, the applicant is requesting a waiver of standards for alternative street and parking lot landscaping so that the requirements for the ADA path from the right-of-way can be met and we are proposing a different location of the required landscape finger island. Additionally, the driveway along Sahara Avenue is proposed to have a throat depth reduction to 6-feet at the immediate driveway approach since this is an existing driveway along Sahara Avenue. The proposed drive aisle will be restricted to align with the existing development on the west to maintain consistency with the existing design and traffic flow.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0169-02	57,000 square foot grocery store and future pad sites	Approved by PC	March 2002
ZC-1082-00	Reclassified all C-3 zoned parcels to C-2 zoning	Approved by BCC	September 2000
DR-0416-99	freestanding sign in conjunction with a drug store on 1.7 acres	Approved by PC	May 1999
ZC-0733-97	Reclassified 8.5 acres from R-E, R-4 & C-C to C-3 zoning with a design review for a proposed shopping center	Approved by BCC	July 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CG	Commercial development
South	Public Use	CG	Flood Control Channel
East	Public Use, Neighborhood Commercial & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	PF, CG & RS5.2	Golf course, commercial development, & single-family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Urban Neighborhood (greater than 18 du/ac)	RM32	Multi-family residential

Related Applications

Application Number	Request
VS-24-0250	A request to vacate and abandon private ingress/egress easements is a companion item on this agenda.

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 intent of landscaping is to reduce urban heat islands. Staff finds the proposed street landscaping along Sahara Avenue and Nellis Boulevard provide a proper site landscape canopy coverage. The applicant is proposing an alternative location for the parking lot landscaping finger island, which staff finds will not be detrimental to the intent of providing necessary tree canopies and positively contribute to the decrease in the heat island effect. The heat vulnerability measure in this area is close to the highest in the Las Vegas valley. The proposed tree canopy coverage along the property boundaries and parking lot landscaping are adequate. Therefore, staff can support this request for alternative parking lot landscaping.

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.

The proposed design for the convenience store and gasoline station depicts an adequate layout of the site. A previously approved commercial building is proposed to be demolished and replaced. The new building design includes architectural elements and exterior materials that enhance the existing shopping center. Staff finds the proposed design will comply with Policy SM-1.1 of the Master Plan, which encourages neighborhood revitalization. The building and gasoline canopy meets the setback requirements between the proposed use and residential uses as well as setbacks from the rights-of-way. Therefore, staff can support the design review request.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to the reduction in the throat depth for the commercial driveway on Sahara Avenue. The design allows drivers with additional distance before encountering any conflicting parking spaces or onsite movement, and safely exit the right-of-way.

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; 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.
- Applicant is advised that Nevada Department of Transportation (NDOT) 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 #0259-2024 to obtain your POC exhibit; and that wastewater flow rates that exceed CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: CIRCLE K STORES, INC.

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