

06/06/23 PC AGENDA SHEET

CONVENIENCE STORE
(TITLE 30)

EASTERN AVE/FLAMINGO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0166-POINTE FLAMINGO HOLDINGS, LLC:

WAIVER OF DEVELOPMENT STANDARDS for parking lot landscaping.

DESIGN REVIEW for a convenience store and gasoline station on 0.9 acres in a C-2 (General Commercial) Zone.

Generally located on the northeast corner of Flamingo Road and Eastern Avenue within Paradise. TS/sd/syp (For possible action)

RELATED INFORMATION:

APN:

162-13-406-010

WAIVER OF DEVELOPMENT STANDARDS:

Waive parking lot landscaping (landscape island) where landscaping per Figure 30.64-14 is required.

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4090 S. Eastern Avenue
- Site Acreage: 0.9
- Project Type: Convenience store
- Number of Stories: 1
- Building Height (feet): 21
- Square Feet: 4,062
- Parking Required/Provided: 17/18 (convenience store)/426/501 (entire shopping center)

Site Plans

The plans depict a proposed convenience store with gasoline pumps located at the northeast corner of Flamingo Road and Eastern Avenue. Currently there is an existing commercial building and the applicant plans to demolish the structure and construct a new convenience store and gasoline pump station. Access is from both Flamingo Road and from Eastern Avenue. Cross

access with the existing shopping center will remain along with other commercial businesses on-site. The existing residential uses exceed the 200 foot separation. The fuel canopy will be located along Flamingo Road with the main convenience store located within the center portion of the parcel. Parking is shown along the southern exterior portion of the store and in other portions of the property. Additional parking is shown within the approved shopping center with cross access to other businesses. Parking lot landscaping is shown, and the applicant is requesting to eliminate a required landscape island.

Landscaping

The plans depict existing landscaping along Flamingo Road and enhanced landscaping along Eastern Avenue. Landscaping is also shown within the parking lot with landscape islands shown at each end of customer parking along the front exterior of the store and in areas adjacent to ingress/egress points. A waiver is requested to eliminate a landscape island where customer parking is shown along the front exterior and exceeds the maximum of 6 spaces with the plans showing 11 spaces. Plantings will consist of shrubs, groundcover, and trees.

Elevations

The plans depict a new commercial building at 21 feet in height with a flat roofline and parapet walls. Materials include cement panels, aluminum store panels and canopy, stucco finish with store front windows with natural colors and corporate coloring for 7/11 stores.

Floor Plans

The plans depict a floor plan dedicated to retail sales and gasoline sales with an area depicted as retail, food prep area, cooler vault, backstop, sales area, utility room, and beer cave with restrooms available to the public.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the proposed project is part of an existing commercial center and the plans detail the demolishing of the existing vacant retail building and will be replaced with a new 4,062 square foot convenience store with gas pumps that will operate 24 hours a day. The building will have an attractive modern look with faux wood paneling on the south and east facades, and a painted metal canopy on the west facing, in addition to multiple façade articulations, fenestrations and reveals. The canopy will hold 10 gas pumps with grey pillars that will match the convenience store. The canopy will be painted metal to match the branding of the convenience store company.

The existing landscaping and attached sidewalk along the right-of-ways to the south and west will remain. An existing NV Energy easement over the perimeter landscaping and parking along Flamingo Road prohibits large trees from being placed in this area. New landscaping will be placed on the pad for the convenience store consisting of 5 trees, shrubs, and groundcover.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0390	Major training facility and office	Approved by PC	September 2022
DR-0797-04	Shopping center	Approved by BCC	June 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Corridor Mixed-Use	C-2	Retail shopping center
West	Corridor Mixed-Use	C-1	Restaurant with drive-thru
South	Public Use	R-1	Place of worship

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**Waiver 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.

Waiver of Development Standards & Design Review

The elimination of a landscape island in the parking area will not have an adverse effect on the use of the shopping center. The reduction of a required landscape island is considered minimal and creates a row of parking spaces that is 11 spaces between landscape islands. Review of the plans and landscaping show proper placement of landscaping that will help enhance the existing parcel and create a more appealing line of sight along Flamingo Road. Staff considers the request to be minimal and does not affect patterns with internal traffic circulation nor affect cross access and leaves the use with 18 available parking spaces where 17 spaces are required.

In addition, the design of the proposed convenience store with gasoline pumps with a canopy feature variation in architectural enhancements that will contribute to breaking-up the mass of the commercial building. Staff can support this application.

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 final zoning inspection.
- 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

- Drainage study and compliance;
- Traffic study and compliance.

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 #0141-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: POINTE FLAMINGO HOLDINGS, LLC

CONTACT: G. C. GARCIA, INC C/O GEORGE GARCIA, 1055 WHITNEY RANCH DRIVE, SUITE 210, LAS VEGAS, NV 89014