

06/01/21 PC AGENDA SHEET

GROCERY STORE/RETAIL AND OFFICE
(TITLE 30)

ARVILLE ST/TROPICANA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0165-4300 TROP, LLC:

USE PERMITS for the following: **1)** offices as a principal use; **2)** retail as a principal use; **3)** grocery store; **4)** restaurant; **5)** alcohol sales (beer and wine – packaged only); and **6)** alcohol sales (liquor – packaged only).

WAIVER OF DEVELOPMENT STANDARDS for reduced street landscaping.

DESIGN REVIEWS for the following: **1)** site modifications; **2)** exterior modifications to an existing building; and **3)** alternative parking lot landscaping in conjunction with an existing office/warehouse and industrial development on a portion of 14.8 acres in an M-1 (Light Manufacturing) Zone.

Generally located on the east side of Arville Street and the north side of Tropicana Avenue within Paradise. MN/md/jd (For possible action)

RELATED INFORMATION:

APN:

162-19-801-012 ptn

WAIVER OF DEVELOPMENT STANDARDS:

Reduce street landscaping to 6 feet where 15 feet of landscaping is required behind an existing attached sidewalk per Section 30.64.030 (a 60% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 4300 W. Tropicana Ave.
- Site Acreage: 14.8 (portion)
- Project Type: Offices and retail as a principal use/grocery store/restaurant/alcohol sales (beer, wine, and liquor – packaged only)
- Number of Stories: 1
- Building Height (feet): 18

- Square Feet: 23,941 (Building A – retail, office, grocery store, restaurant, and alcohol sales)/30,427 (Building B – office)/57,742 (Building C – industrial)/8,160 (Building D – industrial)/4,894 (Building E – industrial)
- Parking Required/Provided: 328/854

Site Plans and Request

The plans depict an existing office/warehouse and industrial development consisting of 5 structures, Building A through Building E, that were previously occupied by Southwest Gas. The applicant is requesting to repurpose Building A and Building B, which will consist of the following proposed uses: 1) offices as a principal use; 2) retail as a principal use; 3) grocery store; 4) restaurant; 5) alcohol sales (beer and wine – packaged only); and 6) alcohol sales (liquor – packaged only). Several modifications are proposed to the site, including the addition of a parking lot at the southwest corner of the site, located between Tropicana Avenue and Buildings A and B. A drive-thru lane and window will be added along the west side of Building A, adjacent to Arville Street. No commercial or office uses are proposed for Building C through Building E with this application. Below is a table reflecting the existing building setbacks from the north, south, east, and west property lines of the project site:

Building setback from property lines (in feet)				
Building:	Property Line			
	North	East	South	West
Building A	412	688	78	20
Building B	372	478	58	243
Building C	363	173	59	474
Building D	353	90	59	780
Building E	325	20	59	820

The addition of 2 commercial driveways are proposed along Tropicana Avenue, with the first commercial driveway located at the southwest corner of the site, servicing the proposed parking lot consisting of 29 parking spaces. A drive-thru lane is located on the west side of Building A and is accessed from an existing commercial driveway adjacent to Arville Street. The drive-thru lane will serve a fast food restaurant in conjunction with the grocery store. The lane measures 12 feet in width with a queuing capacity for 8 vehicles. Vehicles exit the drive-thru lane located at the southwest corner of Building A into the parking lot, adjacent to Tropicana Avenue. The second commercial driveway, located along Tropicana Avenue and immediately south of Building C, will serve 9 proposed parallel spaces adjacent to the street landscape area. The 9 parking spaces will be screened from the right-of-way by an existing 6 foot high CMU block wall. The proposed commercial uses and existing industrial buildings require a total of 328 parking spaces where 854 spaces are provided for the entire site. A secured parking lot consisting of 450 parking spaces, which is not required for the proposed uses, is located immediately north of Building B.

Landscaping

The plans depict an existing landscape area ranging between 15 feet to 32 feet in width, behind an existing 5 foot wide attached sidewalk, adjacent to Tropicana Avenue. Twenty-four inch box trees will be planted 20 feet on center, in addition to shrubs and groundcover, within the street

landscape area. The landscape area along Arville Street ranges between 6 feet to 35 feet in width, behind an existing 5 foot wide attached sidewalk. A waiver of development standards is requested to reduce a portion of the landscape area to 6 feet, where a minimum width of 15 feet is required. Thirteen 24 inch box trees planted 20 feet on center, in addition to shrubs and groundcover, will be planted within the landscape area. In lieu of providing the required amount of landscape finger islands within the 2 rows of parking spaces along Tropicana Avenue, the required trees have been distributed throughout and along the perimeter of the project site. The development requires 48 trees within the interior parking lot and street landscape areas. The plans depict a total of 50 trees distributed throughout the interior and perimeter of the project site.

Elevations

The photographs depict existing buildings with a maximum height of 18 feet. The existing exterior finishes include metal panel siding, painted steel bracing, and brown and beige exterior walls. No changes are proposed to the exterior of the buildings, with the exception of a drive-thru window addition proposed on the west side of Building A, adjacent to Arville Street.

Floor Plans

Below is a table reflecting the existing floor area for each existing and proposed use within the project site:

Floor area for proposed and existing uses		
Building:	Uses	Area (Square Feet)
Building A	Grocery store	6,109
	Grocery store ancillary uses	1,518
	Restaurant with drive-thru	2,844
	Offices	13,470
Building B	Offices	30,427
Building C	Industrial (light manufacturing)	57,742
Building D	Industrial (light manufacturing)	8,160
Building E	Industrial (light manufacturing)	4,894

The floor plans for the grocery store, located within Building A, depict a walk-in cooler, restroom facilities, kitchen, gaming area, retail area, freezer and refrigerator storage, storage, and office areas. The restaurant with drive-thru, also located within Building A, consists of an open floor plan that will be finalized once a tenant is secured for the lease area. The remaining portion of Building A consists of office suites featuring individual offices, an open office floor plan, restroom facilities, breakroom, storage, and utility rooms. The floor plans for Building B consist of an open floor plan that will be finalized once tenants are secured for the lease area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the subject property and buildings are currently vacant with no active building tenants or single end user. The applicant indicates the existing office/warehouse

buildings on site are conducive to office and retail development. Furthermore, Tropicana Avenue serves as a commercial corridor within the immediate area providing easy access for customers. The applicant is proposing to add 24 inch box trees along Arville Street to provide mitigation for the reduced landscape area along the public right-of-way. The added trees along Arville Street will help screen any stacked vehicles in the automobile queue lane for the proposed drive-thru, as well as enhance the street landscape area as compared to what currently exists. A design review for alternative parking lot landscaping is requested in lieu of providing the required number of landscape finger islands along Tropicana Avenue. Five, 15 gallon medium trees will be planted along Tropicana Avenue, in addition to the 24 inch box trees that will also be planted. The added trees along Arville Street and Tropicana Avenue will help to visually enhance the existing site conditions.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0663	Cannabis establishment (cultivation facility)	Withdrawn at BCC	October 2019
UC-19-0662	Cannabis establishment (production facility)	Withdrawn at BCC	October 2019
UC-18-0160	Cannabis establishment (production)	Withdrawn at BCC	April 2018
UC-18-0159	Cannabis establishment (cultivation)	Withdrawn at BCC	April 2018
ZC-0725-08	Reclassified 14.8 acres from M-1 to H-1 zoning and expansion of the GED for a resort hotel, resort condominiums with deviations - expired	Approved by BCC	November 2008
VC-587-87	Allowed a 52 foot wide driveway setback 4 feet from the side property line	Approved by BCC	January 1988
VC-266-86	Constructed and maintained a bulk storage facility for compressed natural gas	Approved by BCC	July 1986
AC-008-86	Architectural supervision to construct and maintain a freestanding sign with electronic message panel	Approved by PC	February 1986
AC-096-85	Architectural supervision for a utility office/warehouse complex with outside storage area	Approved by PC	July 1985
VS-083-85	Reduced setbacks from an office/warehouse complex	Approved by PC	April 1985
ZC-117-84	Reclassified 16.35 acres from R-E to M-1 zoning for an industrial complex	Approved by BCC	July 1984

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Industrial	M-1	Office/warehouse complexes
South	Commercial Tourist	M-1 & P-F	Retail, Budget Suites Hotel, Fire training facility, & office/warehouse
East	Commercial Tourist	M-1	Office building & office/warehouse
West	Commercial Tourist	H-1	Orleans Resort Hotel

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permits

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Urban Specific Policy 7 from the Comprehensive Master Plan encourages land uses that are complementary and are of similar scale and intensity. The proposed uses associated with the project site are consistent and compatible with the surrounding properties, land uses, and the area's planned land use of Commercial Tourist. Staff finds the requests are an appropriate mix of uses that should reinvigorate an otherwise dormant, underutilized complex of industrial buildings. Furthermore, the project site is located on the corner of a collector street (Arville Street) and an arterial street (Tropicana Avenue) that serve existing commercial, industrial, and lodging establishments; therefore, staff recommends approval of the use permits.

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.

The landscape plan depicts the addition of thirteen, 24 inch box trees planted 20 feet on center along Arville Street. Staff typically does not support waivers to reduce street landscape areas along collector and arterial streets. However, the additional trees along Arville Street should provide appropriate mitigation for the reduction to the street landscape area; therefore, staff recommends approval of this request.

Design Reviews #1 & #2

The layout of the proposed drive-thru lane and parking lot is functional, and the overall improvements to the site are consistent and compatible with the commercial and industrial developments in the area; therefore, staff recommends approval.

Design Review #3

Staff finds the proposed alternative parking lot landscaping, including the distribution of the trees and landscape finger islands, is appropriate for the project site and complies with Commercial Tourist Policy 91 that encourages screened parking areas and extensive landscaping. The proposed parking spaces along Tropicana Avenue require 3 trees, where 5 additional medium trees will be planted in conjunction with 28 small trees (33 trees overall) along Tropicana Avenue. Staff finds the alternative landscape design will improve the aesthetics of the project site, streetscape, and the surrounding area; therefore, recommends approval.

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

- Traffic study and compliance;
- Right-of-way dedication to include a 54 foot property line radius at the southwest corner of the site, 40 foot property line radius at the southeast corner of the site, and 10 foot wide roadway easement for Tropicana Avenue;
- Coordinate with Public Works - Design Division for the Tropicana Avenue improvement project;
- Dedicate any right-of-way and easements necessary for the Tropicana Avenue improvement project;
- Coordinate with Public Works - Traffic Management Division for the Traffic Signal Modification project.
- Applicant is advised that off-site improvement permits may be required.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: 4300 TROP, LLC

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