

07/07/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-26-0281-SUNSET & SPENCER, LLC:

DESIGN REVIEW for a proposed gas station and convenience store on 2.23 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay.

Generally located south of Sunset Road and east of Spencer Street within Paradise. JG/rr/kh
(For possible action)

RELATED INFORMATION:

APN:

177-02-510-006

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 1875 E. Sunset Road
- Site Acreage: 2.23
- Project Type: Gas station with convenience store
- Number of Stories: 1
- Building Height: 26 (gas canopy)/22 (convenience store)
- Square Feet: 7,125 (gas canopy)/6,445 (convenience store)
- Parking Required/Provided: 26/50 (parking demand study provided)
- Sustainability Required/Provided: 7/6

Site Plan

Access to the site is from Sunset Road via a driveway near the northeast corner of the site, and Spencer Street via a driveway at the southwest corner of the property. The gas canopy is setback 86 feet from Sunset Road to the north and 79 feet from Spencer Street to the west. The convenience store is south of the gas canopy and is located 182 feet from the north property line and 109 feet from the west property line. Two trash enclosures are located near the southeast corner of the convenience store. Parking is provided around all sides of the convenience store. Bicycle parking is located on the north side of the convenience store near the main entrance. Pedestrian walkways with colored concrete are provided across portions of the parking lot near the northeast and southwest corners of the convenience store. A decorative screen wall is provided along the southern property line and along a portion of the east property line.

Landscaping

Minimum 5 foot wide landscape strips are provided on both sides of a detached sidewalk along Spencer Street. Landscape areas up to 44 feet in width will be provided along Sunset Road where an existing attached sidewalk is located. Landscaping will also be provided throughout the parking areas in landscape islands located every 6 spaces and at the end of the parking rows. A landscape area a minimum of 22 feet in width is also provided along the east side of the parking area where 8 parking spaces in a row are provided.

Elevations

The 22 foot high convenience store has brick veneer on 4 sides with the main entrance and aluminum storefront windows facing north. The roofline is flat with various heights which include off-set banding on all 4 sides of the building. A covered vestibule is provided for the 2 entrances on the north side of the building. An additional entrance is provided on the west side of the building. The gas canopy is up to 26 feet high and its supports are surrounded by stone veneer with brushed aluminum and polycarbonate making up to the flat canopy.

Floor Plans

The floor plans show a vestibule at the main entrance, a 2,078 square foot sales floor, a kitchen, walk in cooler, freezer, front and back work rooms, restrooms, office, and check stand areas. The convenience store has an overall area of 6,445 square feet.

Applicant's Justification

A gas station with a convenience store is permitted in the IP (Industrial Park) district, and the gas canopy and fuel pumps are compliant with the setbacks from the streets. The use is compatible with the area due to the proximity to Harry Reid International Airport to the north, light industrial development to the west, east, and south, access from Sunset Road, and no residential zone properties near the site. The building will include enhanced articulated finishes such as canopies, storefront windows, variation of colors, and articulation to break up the building mass. The applicant will reconstruct Sunset Road and Spencer Street off-sites and will provide perimeter landscaping. The parking spaces provided exceed the minimum required parking by more than 15%. However, a parking demand study has been submitted, which shows that peak demand will require additional parking on-site.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-24-0105	Waiver of development standards and a design review for an office/warehouse - expired	Approved by BCC	May 2024
ZC-24-0104	Zone change from CG to IP zoning	Approved by BCC	May 2024
UC-1453-07 (ET-0359-09)	First extension of time to increase building height for a retail/office building to 55 feet - expired	Approved by PC	February 2010
UC-1435-07	Use permit for increased retail/office building height to 55 feet	Approved by PC	January 2008
ZC-1928-05	Zone change from M-D to C-2 zoning	Approved by BCC	January 2006

Prior Land Use Requests

Application Number	Request	Action	Date
AV-1230-05	Administrative minor deviation to increase height of retail/office building to 55 feet - expired	Approved by ZA	November 2005
ZC-1651-02	Zone change from M-D to M-1 zoning	Denied by BCC	January 2003
WT-0167-97	Waived the finished floor elevation for an office/warehouse	Approved by PC	March 1997
ZC-0826-96	Zone change from R-E to M-D zoning	Approved by BCC	June 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	PF (AE-70 & AE-75)	Harry Reid International Airport
South	Business Employment	IP (AE-65)	Office/warehouse
East	Business Employment	IP (AE-65 & AE-70)	Vehicle wash (under construction)
West	Business Employment	CG (AE-65 & AE-70) & IP (AE-65)	Gas station & office/warehouse with restaurant (under construction)

Related Applications

Application Number	Request
VS-26-0280	A vacation and abandonment of a portion of right-of-way 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**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.

Staff finds that the proposed gas station with a convenience store and fuel canopy is compatible with the development in the area. The site is proposed to be landscaped with sufficient vegetation provided for street and parking area landscaping. Parking exceeding the maximum allowed per

Title 30, however, this overage is supported by a parking demand study. Parking is also located in safe locations relative to the convenience store. The on-site driveways and drive aisles are in appropriate locations which will promote the safe circulation of vehicles on-site. Also, the structures on-site have a consistent architectural theme, which is attractive and will enhance the site. The fuel canopy columns are enhanced with brick and the convenience store building has several architectural articulations on each façade. Staff also finds the location of the proposed gas station and convenience store will support Winchester/Paradise Specific Policy WP-3.3, which encourages a mix of employment and aviation-related uses in existing employment areas near Sunset Road to ensure compatibility of airport operations, preserve the viability of warehousing and manufacturing uses, and protect public health, safety, and welfare. For these reasons, staff can support this request.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

The property lies within the AE- 70 (70 - 75 DNL) noise contour for Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade Harry Reid International Airport facilities to meet future air traffic demand.

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;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code. Applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation. The Determination of No Hazard must not be expired.
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- Applicant is advised that permits may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

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

#0580-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: QUIKTRIP CORPORATION

CONTACT: KAEMPFER CROWELL, JENNIFER LAZOVICH, 1980 FESTIVAL PLAZA
DRIVE #650, LAS VEGAS, NV 89135