

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0382-SCHNEIDER FAMILY TRUST & SCHNEIDER STEPHEN TRS:

HOLDOVER USE PERMIT for a gas station.

WAIVER OF DEVELOPMENT STANDARDS to reduce departure distance.

DESIGN REVIEW for a commercial development consisting of a gas station and retail store with a restaurant on 2.0 acres in a CG (Commercial General) Zone.

Generally located north of Warm Springs Road and east of La Cienega Street within Enterprise. MN/mh/kh (For possible action)

RELATED INFORMATION:

APN:

177-04-801-038

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the departure distance for a driveway along La Cienega Street to 45 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08C (a 76% reduction).

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2
- Project Type: Gas station, retail store, and restaurant
- Number of Stories: 1
- Building Height (feet): 20 (retail and restaurant building)/23 (fuel canopy)
- Square Feet: 4,996 (retail and restaurant building)/7,552 (fuel canopy)
- Parking Required/Provided: 27/31
- Sustainability Required/Provided: 7/5

Site Plans

The plans depict a gas station with a restaurant and retail building, with site access provided by 2 commercial driveways along La Cienega Street on the west side of the site and an additional commercial driveway along Warm Springs Road on the south side of the site. The restaurant and retail building is located in the northern portion of the site, with drive aisles around all sides of the building to facilitate on-site vehicular traffic. The gas station is located in the southern

portion of the site and features 16 gas pumps. The fuel canopy is set back 173 feet from the adjacent residential zoning district to the north. Parking is provided along the south, east, and west sides of the restaurant and retail building, and meets the parking requirements of Title 30. The trash enclosure is located along the east property line, set back 149 feet from the north property line. A pedestrian walkway connects the parking areas on the south and west sides of the building to the building entrance.

Landscaping

The plans depict detached sidewalks with 2 landscape strips along both Warm Springs Road and La Cienega Street. The street landscaping consists of large and medium trees, shrubs, and groundcover in compliance with Title 30 standards. An 8 foot high decorative screen wall and a 15 foot wide landscape area with a double row of evergreen trees spaced 20 feet apart on center is provided along the north property line in accordance with the buffering and screening requirements of Title 30. A 29 foot wide landscape area with trees and shrubs is provided along the east property line. Landscape islands are also provided throughout the parking area, featuring a variety of trees and shrubs.

Elevations

The plans depict a 20 foot high restaurant and retail building with a variable roofline. The building façade features stone and aluminum finishes with red, brown, and grey coloration. The front of the building features storefront doors and windows, with awnings provided over the entry doors, as well as all windows on the building. The plans also depict a fuel canopy reaching a peak height of 23 feet, featuring bronze stone and brushed aluminum materials along with a flat roof.

Floor Plans

The plans depict a 4,996 square foot restaurant and retail building, featuring restrooms, coolers, a freezer, service counter, workrooms, and closet. Half of the floor area is retail space and half is dedicated restaurant space. The plans also depict a 7,552 square foot fuel canopy with a total of 16 fuel pumps.

Applicant's Justification

The applicant states that the use permit for the gas station is necessary since the fuel canopy will be located within 200 feet of a residential zone. The applicant adds that the departure distance reduction will allow for the full access driveway to be 148 feet south of the existing residential properties.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-23-0897	Vacation and abandonment of easements and a portion of right-of-way being La Cienega Street	Approved by BCC	February 2024

Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0896	Recreational facility with waivers for reduced parking, increased retaining wall height, increased building height, access to a local street, modified street standards, and reduced throat depth	Approved by BCC	February 2024
WS-0009-12	Waiver to allow an overhead communication line on existing utility structures	Approved by PC	March 2012
ZC-1346-99 (ET-0480-00)	First extension of time for a zone change from R-E to C-1 zoning and a use permit for a recreation center (banquet facility and convention pavilion) - use permit expired	Approved by BCC	January 2001
ZC-1346-99	Zone change from R-E to C-1 and a use permit for a recreation center (a banquet facility and convention pavilion)	Approved by BCC	November 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RS20	Single-family residential
South	Neighborhood Commercial	CP	Office complex
East	Business Employment	CP	Undeveloped
West	Business Employment	CG	Undeveloped

Related Applications

Application Number	Request
VS-25-0383	A vacation and abandonment of easements and portions of rights-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**Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

The proposed gas station canopy is located 173 feet away from the adjacent residential development to the north where a 200 foot minimum separation is required per Title 30. The buffering and screening provided by the applicant when combined with the additional parking lot trees will help mitigate the intensity of the proposed use. Additionally, the Master Plan land use category of the residences to the north and surrounding area is Business Employment which allows for a variety of light industrial and warehouse uses along with numerous commercial services.

Waiver 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.

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 site is generally well designed, allowing vehicles and pedestrians to access and traverse the site safely. The gas station is easily accessible from the driveway along Warm Springs Road and the southern driveway along La Cienega Street. The parking layout makes access to the restaurant and retail building convenient for customers, with an additional drive aisle along the north side of the site that will help alleviate potential traffic on the southern portion of the site. The proposed landscaping meets the requirements of Title 30 while enhancing the visual appeal of the development. However, since staff is unable to support the waiver of development standards associated with this application, staff cannot support the design review.

Public Works - Development Review

Waiver of Development Standards

Staff cannot support the reduction in departure distance for the southern commercial driveway on La Cienega Street since this is a self-imposed hardship. The driveway on Warm Springs Road and the northern driveway on La Cienega Street provide significant site circulation without creating the potential conflicts having the third driveway so close to the intersection.

Staff Recommendation

Approval of use permit; denial of design review and waiver of development standards.

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

If approved:

- Expunge UC-23-0896;
- 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;
- Right-of-way dedication to include 25 feet to the back of curb for La Cienega Street;
- The installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

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 #0200-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval of use permit and design review; denial of waiver of development standards (north boundary wall to be a noise attenuation wall).

APPROVALS:

PROTESTS: 5 cards, 2 letters

COUNTY COMMISSION ACTION: July 2, 2025 – HELD – To 07/16/25 – per the applicant.

APPLICANT: QUIKTRIP CORPORATION

CONTACT: KIMLEY-HORN, 6671 LAS VEGAS BOULEVARD SOUTH #320, LAS VEGAS, NV 89119