

12/17/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-24-0592-WAL-MART REAL ESTATE BUSINESS TRUST:**

**DESIGN REVIEW** for a new gas station with gasoline pumps in conjunction with an existing shopping center on 7.2 acres in a CG (General Commercial) Zone.

Generally located on the east side of Lamb Boulevard and the north side of Colorado Avenue within Sunrise Manor. TS/sd/kh (For possible action)

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RELATED INFORMATION:

**APN:**

161-05-114-002; 161-05-114-003

**LAND USE PLAN:**

SUNRISE MANOR - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 1400 S. Lamb Boulevard
- Site Acreage: 7.2
- Number of Stories: 1
- Structure Height (feet): 18 (canopy)
- Square Feet: 440
- Parking Required/Provided: 177/214
- Sustainability Required/Provided: 7/8.5

Site Plans

The plans depict a new gas station in conjunction with an existing shopping center for the property located north of Colorado Avenue along Lamb Boulevard. The current zoning is CG (General Commercial), which was rezoned through a previous application of ZC-1246-02. Currently, there is a shopping center at this location. Current access to the shopping center is from Lamb Boulevard and there is cross access with other adjacent commercial properties to the north. The plans submitted depict a new gas station with gasoline pumps adjacent to Lamb Boulevard in front of the existing commercial building.

The proposed gas station, gasoline pumps with a canopy, and kiosk structure will be located in the southwest portion of the parcel and adjacent to the Colorado Avenue driveway. Per the plans there is an existing undeveloped pad site in front of the existing commercial building. The plans show a setback of 75 feet from the right-of-way of Lamb Boulevard and 125 feet from Colorado Avenue. Currently, there are 214 spaces with 177 spaces required. Per the plans submitted the

new gas station and gasoline pumps requires a total of 7 spaces. The proposed site plan shows removal of 30 spaces to make room for the gas station canopy, gas station pumps, and underground storage tanks. The circulation plan shows this area will also be used for traffic and customers utilizing the gas station pumps. Overall on-site parking will be reduced, but still exceed the minimum requirements of Code with 184 spaces in total. Pedestrian pathway will be provided to guide customer to the existing commercial building to the gasoline station pumps and kiosk. There is an existing trash enclosure located in the rear of the commercial building. No changes are proposed to existing landscaping or the principal commercial building.

### Landscaping

The plan depicts existing landscaping throughout the parking lot and along Lamb Boulevard with a detached sidewalk. No landscaping is being removed from the interior parking lot to make room for the proposed gas station, gasoline pumps, and kiosk as it is currently an undeveloped pad site. Both parking lot and perimeter landscaping will not change where previously approved along Lamb Boulevard. Likewise, per the applicant they will replant any landscaping where needed per the approved landscape plan for the approval of the commercial building.

### Elevations

The overall height of the proposed gas station canopy will be 18 feet to the top of the canopy roof and 14 feet to the bottom of the canopy. The kiosk structure is shown up to 14 feet in height. The exterior materials include split face CMU columns, pre-finished canopy with white, grey, and blue colors. The gas station canopy measures 40 feet by 139 feet. The proposed kiosk will have a stucco exterior finish with charcoal color, pre-finished ACM panel, pre-finished cornice with blue colors, steel door, and windows. Bollards are shown on the plans to prevent automobiles from crashing into the gas station pumps or the kiosk building and are noted on the plans to be painted yellow.

### Floor Plans

The plans depict a kiosk building, measuring 440 square feet in area with a cooler, office, restroom, and equipment room. The gas station canopy is not enclosed, and the plans submitted by the applicant show the layout of gasoline pumps, trash can, fire extinguisher, fire dispenser, pipe guard, and signage locations.

### Applicant's Justification

The applicant states that the proposed gas station with gasoline pumps and kiosk with the existing shopping center will serve the adjacent neighborhoods or other customers visiting the site. The proposed gas station and canopy are over 200 feet away from residential uses and screened by the existing shopping center commercial building. The proposed kiosk is connected to the commercial building with pedestrian pathways. The project complies with setback requirements for both canopies and fuel pumps. The applicant states actions will be taken to reduce impacts and include landscape barriers, traffic flow management, sustainable practices, and scale.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ADR-18-900860	Shade structure in conjunction with existing retail grocery store	Approved by ZA	December 2020
UC-1188-06	Outside dining for proposed restaurant on portion of 8.6 acres; design review for commercial buildings	Approved by PC	October 2006
UC-1283-05	Check cashing in conjunction with grocery store; waiver of development standards to reduce setback separation to residential development	Approved by PC	September 2005
TM-500460-04	Commercial subdivision	Approved by PC	September 2005
ZC-1246-02	Reclassified from R-2 to C-2 zoning for a grocery store	Approved by BCC	October 2002
ZC-0165-98	Reclassified 9.7 acres from R-E and R-2 to C-1 zoning for 80,000 square foot shopping center	Approved by BCC	March 1998

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North & West	Corridor Mixed-Use	CG	Shopping center
South	Public Use	PF	School
East	Mid-Intensity Suburban Neighborhood (8 du/ac)	RS5.2	Single-family residential

**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**

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 of the gas station with gasoline pumps and canopy will not impose any significant impacts to the immediate area. The building and gas station canopy meets the setback requirements between the proposed use and residential uses as well as setbacks from the rights-of-way. The existing residential uses to the east are screened from the gas station and gasoline pumps by the existing commercial building. The proposed gas station with gasoline pumps and

canopy is a common use and is similar to other commercial uses throughout the County and should not cause any undue burdens to the immediate area. Staff can support this request.

**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**

- 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**

- 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 #0472-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** WAL-MART REAL ESTATE BUSINESS TRUST

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