

11/15/22 PC AGENDA SHEET

FUEL CANOPY & BUILDING ADDITIONS
(TITLE 30)

FLAMINGO RD/JONES BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0545-S & S FUELS, LLC:

WAIVER OF DEVELOPMENT STANDARDS to allow modified commercial driveway geometrics.

DESIGN REVIEW for additions and site improvements to an existing convenience store within a commercial center on 0.8 acres in a C-1 (Local Business) Zone.

Generally located on the north side of Flamingo Road and the east side of Jones Boulevard within Spring Valley. JJ/rk/syp (For possible action)

RELATED INFORMATION:

APN:

163-13-401-006

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the departure distance from an intersection to a driveway along Jones Boulevard to 22 feet where 190 feet is the minimum per Uniform Standard Drawing 222.1 (an 88% reduction).
- b. Reduce throat depth for the driveway along Jones Boulevard to a minimum of 15 feet where 25 feet is the standard per Uniform Standard Drawing 222.1 (a 40% reduction).

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 6080 W. Flamingo Road
- Site Acreage: 0.8
- Project Type: Convenience store building expansion and the addition of a fuel canopy
- Number of Stories: 1
- Building Height (feet): 27 (building)/19 (canopy)
- Square Feet: 953 (addition)/3,742 (total)
- Parking Required/Provided: 17/22; 152/173 (overall)

Site Plans

The plans depict an existing commercial center consisting of a convenience store, an in-line retail building, and pad sites along Flamingo Road. The development has cross access and ingress/egress easements in place for shared parking and access with the remaining portions of the shopping center. The parcel the convenience store is located on will have modifications to the site improvements along with the relocation of access points on Jones Boulevard. More specifically, an addition is proposed on the west side of the convenience store, setback approximately 30 feet from Jones Boulevard. A new canopy is proposed in front of the convenience store, set back approximately 30 feet from Flamingo Road and almost 50 feet from Jones Boulevard. The commercial center has 3 driveways from Jones Boulevard and the center driveway will be closed as part of this project.

Landscaping

The landscape area where the building will be extended toward Jones Boulevard has been increased and will provide more plant material than what currently exists. The landscape planter is approximately 25 feet in width and includes trees, shrubs, and groundcover. Additionally, on the south side of the new access drive along Jones Boulevard, the street landscaping will also be increased beyond what exists today.

Elevations

The building is 1 story, up to 27 feet high, the exterior of the building has the standard façade for a 7-Eleven except for the top of the walls having decorative wood panels. The height of the building varies slightly from 22 feet to 27 feet and has been designed to break-up the roofline and enhance the overall look of the building. The gasoline canopy is approximately 19 feet high and will have similar materials and design as the convenience store.

Floor Plan

The convenience store has an area of 3,742 square feet consisting of customer service areas, sales floor, gaming area, storage areas, restrooms, and an office.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed enhancements to this existing property will provide the commercial neighborhood with a modern aesthetic, cleaner amenities and safe conditions.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0322	Hookah lounge	Approved by PC	June 2019
UC-0156-07	Massage	Denied by BCC	April 2007
ET-0029-05 (VC-1974-99)	Second extension of time for check cashing	Approved by BCC	April 2005

Prior Land Use Requests

Application Number	Request	Action	Date
ET-0014-02 (VC-1974-99)	First extension of time for check cashing	Approved by PC	February 2002
VC-1974-99	Check cashing	Approved by PC	February 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	R-E	US Post Office
South	Corridor Mixed-Use	C-2	Convenience stores & gasoline station
East	Corridor Mixed-Use	C-2	Remaining portions of the shopping center
West	Corridor Mixed-Use	C-2	Shopping center, convenience stores & gasoline station

STANDARDS FOR APPROVAL:

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

Analysis**Current 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.

Design Review

Staff finds the proposed improvements will be compatible with the existing shopping center and not negatively affect the surrounding commercial area. The project meets all building setbacks and parking requirements have been met. The addition will be architecturally compatible with the existing buildings in terms of colors and materials; therefore, staff can support this request.

Public Works - Development ReviewWaiver of Development Standards #1a

Staff has no objection to the reduction in the departure distance for the Jones Boulevard commercial driveway. Staff finds that if the driveway was to be moved farther north, it would be into conflict with the building.

Waiver of Development Standards #1b

Staff has no objection to the reduced throat depth for the Jones Boulevard commercial driveway. The applicant has provided an additional landscape buffer to help mitigate the conflict that is normally caused by the reduction in throat depth. The site has 3 driveways that should see a similar amount of use, further mitigating the potential conflict.

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:

Current Planning

- 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; 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;
- Reconstruct any unused driveways with full off-site improvements.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required; that off-site improvement permits may be required; and that utility poles cannot be located in the sight visibility zones.

Fire Prevention Bureau

- No comment.

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: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: LINDSEY LEBO

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