

12/05/23 PC AGENDA SHEET

GASOLINE STATION
(TITLE 30)

MARYLAND PKWY/SILVERADO RANCH BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-23-400156 (DR-1241-99)-RAINY DAY INVESTMENTS, LLC & MCMENEMY RONS CHARTERED:

WAIVER OF CONDITIONS of a design review of a shopping center requirement to have a similar architectural appearance throughout, including concrete tile roofs with stucco and stone or brick veneers and facades in conjunction with a new gasoline station on a 0.9 acre portion of 26.0 acres in a C-2 (General Commercial) Zone.

Generally located 246 feet east of Maryland Parkway and 756 feet south of Silverado Ranch Boulevard within Enterprise. MN/rr/syp (For possible action)

RELATED INFORMATION:

APNS:

177-26-112-005, 177-26-112-006, 177-26-112-007, 177-26-112-009, 177-26-112-010, 177-26-112-011, 177-26-112-012, 177-26-112-014, 177-26-112-015, 177-26-112-016, 177-26-112-017, 177-26-112-018, 177-26-112-021, 177-26-112-022, 177-26-112-023 ptn

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.9 (portion)/26 (overall)
- Project Type: Gasoline station
- Number of Stories: 1
- Building Height (feet): 14 (kiosk)/20 (canopy)
- Square Feet: 269 (kiosk)/3,956 (gasoline station canopy)/278,189 (overall shopping center)
- Parking Required/Provided: 1/26 (gasoline station)/1,100/1,382 (overall shopping center)

History, Request & Site Plan

A design review for the overall shopping center was approved by DR-1241-99. The subject shopping center is on 26 acres which extends from Silverado Ranch Boulevard over 1,200 feet southward along the east side of Maryland Parkway. One of the conditions of approval was that all buildings are to have a similar architectural appearance throughout the shopping center. This

included the provision of concrete tile roofs with stucco and stone or brick veneers and facades. The applicant is requesting a waiver of conditions to allow flat roofs with no concrete tile for a gasoline station concession kiosk and canopy.

The applicant is proposing a new gasoline station be constructed in the center of the southerly portion (APN 177-26-112-022) of an otherwise fully developed shopping center. The site is more than 240 feet from the nearest right-of-way. The site plan shows a proposed 269 square foot kiosk and a 3,956 square foot canopy under which 5 fuel dispensers are located. There are 26 parking spaces located around the perimeter of the site. A trash enclosure is located near the northwest corner of the site. Access to the site is provided from the existing drive aisles located within the shopping center. Underground fuel tanks are located on the south side of the property and are more than 1,000 feet from any known well used as a potable water source.

Landscaping

The plans depict landscaping consisting of 24 inch box large and medium trees and 5 gallon shrubs in 8 foot wide planting strips located in front of the parking spaces on the western and southern portions of the property in accordance with Figure 30.64-14. Landscaping is also located along the northern portion of the property adjacent to the vacuum area of an existing vehicle wash. All plants are in accordance with the Southern Nevada Regional Planning Coalition Regional Plant List.

Elevations

The plans depict a kiosk 14 feet in height, and a gasoline station canopy with six columns, 20 feet in height, both with flat roofs. Also shown are the 5 fuel dispensers. The HVAC equipment on top of the kiosk is proposed to be screened with an oyster shell color to match the building. The canopy is proposed to have a textured stucco-like exterior surface on aluminum composite material panels that make up the fuel canopy and kiosk fascias. The top of each roof will feature a strip of aluminum composite material painted brown. A stone wainscot is proposed on the lower exterior portions of the kiosk wall and the fuel canopy column base treatments.

Floor Plans

The plans depict the kiosk, which is approximately 9 feet by 23 feet, with a single entrance. The interior includes a restroom and areas for a register and sales of concessions. The exterior of the building will include coolers for dispensing ice and sodas.

Previous Conditions of Approval

Listed below are the approved conditions for DR-1241-99:

Current Planning

- Subject to 10 foot wide B-1 landscaping (tree/shrub combination) along street frontages and south property line, except frontage adjacent to the convenience store.
- 10-foot-wide A-2 landscaping along street frontage (Silverado Ranch Boulevard) adjacent to the convenience store.
- 6-foot-wide landscape islands within parking lot.
- Provide site amenities such as fountains, site furniture, decorative lighting.
- 10-foot-wide A-3 landscaping along the east property.

- Similar architectural appearance throughout the shopping center, architectural appearance to be concrete tile roof with stucco and stone or brick veneers and facades (as shown on plans on file).
- Expunging the design review portion of UC-0438-99.
- Architectural enhancements along the rears of the buildings facing the south and east property lines (grocery store, retail A, retail B, retail C, office D, and retail D as shown on plans file).
- Loading areas adjacent to the east property line are to be screened with a 10-foot-high wing wall.
- Two story, 35-foot-high buildings only adjacent to the east property line.
- Buildings to be setback 50 feet from east property line.
- Update drainage and traffic studies and comply.
- All applicable standard conditions for this application type.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the architecture of the proposed gasoline station is not conducive to construct concrete roof tiles required as a condition of the original 1999 shopping center approval. A stone wainscot is proposed at the lower exterior portions of the kiosk walls and the fuel canopy column base treatments. The stone will match the entrance feature stone of the Smith's grocery store. The fuel center canopy will have a textured stucco-like surface which more closely matches newer structures nearby the site which feature flat rooflines with parapets.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0768-14	Shopping center addition consisting of retail and restaurant uses	Approved by PC	October 2014
WC-0334-02 (DR-1241-99)	Waived conditions of a design review requiring a 10 foot wide B-1 landscaping along the south property line	Approved by PC	November 2002
DR-1241-99 (ET-0020-02)	Second extension of time on a design review for a shopping center	Approved by PC	August 2002
DR-1241-99 (ET-0369-00)	First extension of time on a design review for a shopping center	Approved by PC	November 2000
DR-1241-99	Design review for shopping center, consisting of pad sites, retail/office uses, grocery store, & restaurants	Approved by PC	September 1999
UC-0438-99	Use permit and design review to allow car wash and retail sales of tires	Approved by PC	May 1999
ZC-1059-97	Zone boundary amendment for residential uses on other parcels & C-2 zoning for the shopping center	Approved by BCC	October 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East & West	Corridor Mixed-Use	C-2	Shopping center

Related Applications

Application Number	Request
DR-23-0716	A design review for a new gasoline station is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

Staff can support the request in part because there are more recently constructed buildings nearby, such as a car wash and a retail building, that feature flat rooflines with parapets rather than concrete tile roofs. Also, the use of stone along the lower exterior portions of the kiosk walls and the canopy column base treatments will serve to match the entrance feature stone of the Smith's grocery store. The canopy will be finished with a Tex-cote finish which provides a textured stucco-like finished exterior surface on aluminum composite material panels that will allow the buildings to blend in with both the shopping center buildings as well as the more recently constructed buildings nearby.

Staff Recommendation

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition(s) will no longer fulfill its intended purpose.

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:**Public Works - Development Review**

- 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 #0383-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTEST:

APPLICANT: RAINY DAY INVESTMENTS, LLC & MCMENEMY RON S CHARTERED

CONTACT: TROY WOLVERTON, ANDERSON WAHLEN & ASSOCIATES, 2010
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