

12/05/23 PC AGENDA SHEET

GASOLINE STATION  
(TITLE 30)

MARYLAND PKWY/SILVERADO RANCH BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-23-0716-RAINY DAY INVESTMENTS, LLC & MCMENEMY RON S  
CHARTERED:**

**DESIGN REVIEWS** for the following: **1)** gasoline station; and **2)** lighting 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)

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RELATED INFORMATION:

**APN:**

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)

Site Plan

The applicant is proposing that a new gasoline station be located 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 southern 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 site in accordance with Figure 30.64-14. Landscaping is also located along the northern portion of the site adjacent to the vacuum area of an adjacent 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 6 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.

### Lighting

Site electrical plans depict electrical service and communications being routed from the existing Smith's grocery store. The site lighting photometrics provides fixture types with shielded lighting cut-off and provides lighting internal to the site. There are 2 proposed freestanding luminaries (light poles) adjacent to the parking areas on the western and southwestern sides of the property. The poles have a maximum height of 20 feet where a maximum height of 25 feet is permitted by Code. There is an existing light pole on the property on the south side with 7 others in the immediate area to the east, north, and west that illuminate the existing parking area.

### 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.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant states that all requirements of Title 30 are met in the design of the proposed gasoline station. This includes meeting the parking calculations, setbacks from the right-of-way and residential areas, landscaping, and cross-sections. Elevations of the kiosk are provided. 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 closely matches newer structures that are nearby 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	Shopping center consisting of pad sites, retail/office uses, grocery store, & restaurants	Approved by PC	September 1999
UC-0438-99	Car wash with retail sales of tires with a design review for a shopping center	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
WC-23-400156 (DR-1241-99)	A waiver of conditions of a design review of a shopping center required to have a similar architectural appearance throughout 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

The proposal appears to meet all requirements for a gasoline station in terms of its location and design. There are buildings nearby the subject site including a car wash and a retail building which feature flat rooflines with parapets that are similar to the proposed kiosk and canopy rather than angled concrete tile roofs in the style of the rest of the shopping center. 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. The photometric calculations submitted for the lighting plan indicate that on-site lighting will not have a negative impact on the abutting developments. There are also no nearby residential areas that would be directly impacted by the proposed lighting. Finally, the use of landscape islands define the area used for the gasoline station, which helps with on-site circulation; therefore, 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**

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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; 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; and that this application must commence within 2 years of approval date or it will expire.

#### **Public Works - Development Review**

- Traffic study and compliance.

#### **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 (design review as a public hearing for signage).

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** RAINY DAY INVESTMENTS, LLC & MCMENEMY RON S CHARTERED  
**CONTACT:** TROY WOLVERTON, ANDERSON WAHLEN & ASSOCIATES, 2010  
NORTH REDWOOD ROAD, SALT LAKE CITY, UT 84116