10/06/26 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0531-ADAMS ARTHUR V & SONS, LLC:

WAIVER OF DEVELOPMENT STANDARDS to increase maximum parking.
DESIGN REVIEW for a proposed gas station and retail store in conjunction with an existing shopping center on 0.86 acres in a CG (Commercial General) Zone.

Generally located north of Tropicana Avenue and east of Eastern Avenue within Paradise. JG/mh/kh (For possible action)

RELATED INFORMATION:

APN:
162-24-401-016

RELATED APN:
162-24-401-001; 162-24-401-002; 162-24-401-005; 162-24-401-006; 162-24-401-008 through 162-24-401-012; 162-24-401-017; 162-24-401-020 through 162-24-401-021

WAIVER OF DEVELOPMENT STANDARDS:
Increase parking to 13 parking spaces where 8 parking spaces are required and a maximum of 9 parking spaces are permitted per Section 30.04.04D (a 63% increase).

LAND USE PLAN:
WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:
Project Description
General Summary
- Site Address: 2400 E. Tropicana Avenue
- Site Acreage: 0.86
- Project Type: Gas station and retail store
- Number of Stories: 1
- Building Height (feet): 19 (retail store)/19 (fuel canopy)
- Square Feet: 2,842
- Parking Required/Provided: 8/14 including 1 accessible space (subject parcel)/432/840 (overall shopping center)
- Sustainability Required/Provided: 7/7

Site Plans
The plans depict a proposed gas station and retail store within an existing shopping center. The existing building on the site will be demolished to allow for the redevelopment of the parcel. The proposed fuel canopy features 8 gas pumps and the proposed retail store is east of the fuel canopy. Parking is located on the south and west sides of the building, with 14 parking spaces provided where 8 parking spaces are required. The trash enclosure is located on the south side of the building. No new driveways are proposed, and the site will maintain cross access with the remainder of the shopping center.

Landscaping
The plans depict attached sidewalks with street landscaping per Title 30 along Tropicana Avenue and Eastern Avenue. Parking area landscaping consisting of landscape islands is provided within the parking area via Title 30 standards.

Elevations
The plans depict a 19 foot high retail building with a flat, variable roofline. The building features brick, aluminum storefront doors and windows with glass, and metal awnings. The fuel canopy is 19 feet in height with a flat roof, and features metal columns and aluminum composite material.

Floor Plans
The plans depict a 2,842 square foot retail store with a sales area, coolers, utility room, restrooms, and cashier.

Applicant's Justification
The applicant states that the existing building, parking lot, and landscaping will be demolished prior to construction of the proposed development. The proposed retail building and gas station comply with Title 30 requirements, with the exception of a waiver requested to increase parking.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0628-12	Use permit to allow the sale of packaged liquor	Approved by PC	December 2012
VC-2255-97	Variance to permit a second freestanding sign	Approved by BCC	February 1998
ZC-1532-97	Zoen change from C-C to C-1 for a retail building	Approved by BCC	November 1997
VC-0379-95	Variance to permit additional site coverage	Approved by BCC	June 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Corridor Mixed-Use	CG	Shopping center

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
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.

Staff finds that the request to increase parking is reasonable and should not adversely affect other businesses within the shopping center. The parking area landscaping complies with Title 30, mitigating urban heat island effects that are associated with excessive surface level parking. Therefore, staff can support this request.

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 proposed gas station and retail store is a suitable use for this site and is compatible with the other commercial uses within the shopping center. The site is well designed, with adequate landscaping and architectural features that will enhance the appearance of the development. The proposed redevelopment of the site is consistent with area-specific Policy WP-3.1 of the Master Plan, which encourages repurposing vacant or functionally obsolete buildings through adaptive reuse where practical and consistent with development to promote reinvestment in Winchester/Paradise and support sustainability initiatives. For these reasons, 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 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;
- Off-site improvement permit will be required;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for a combination right-turn lane and bus turn-out on Eastern Avenue with a 5 foot by 50 foot bus shelter pad behind the sidewalk accordance with RTC standards.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

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 #0078-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Paradise - approval.
APPROVALS:
PROTESTS:

APPLICANT: GCW
CONTACT: MARISSA FRANCISCO, GCW, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146