

03/02/21 PC AGENDA SHEET

PHARMACY/MEDICAL SUPPLY
(TITLE 30)

MARYLAND PKWY/DUMONT BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0024-CARNABY SQUARE, LLC:

USE PERMIT to allow a pharmacy and medical supply business in conjunction with an existing in-line retail center on 1.0 acre in an H-1 (Limited Resort and Apartment) (AE-60) Zone in the Midtown Maryland Parkway District.

Generally located on the west side of Maryland Parkway, 175 feet south of Dumont Boulevard within Paradise. TS/rk/jd (For possible action)

RELATED INFORMATION:

APN:

162-15-602-003

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 3585 S. Maryland Parkway
- Site Acreage: 1
- Project Type: Pharmacy and medical supply

Site Plans

The plans depict an existing in-line retail building consisting of 15,600 square feet located in the Carnaby Square Shopping Center. The 1,400 square foot pharmacy is located near the southern end of the building, oriented towards Maryland Parkway to the east. Access to the retail center is granted via 2 existing commercial driveways adjacent to Maryland Parkway.

Landscaping

No changes are proposed or required to the existing landscaping.

Elevations

The photos show an existing 1 story building, painted in earth tone colors with a flat roof and parapet walls.

Floor Plan

The 1,400 square foot floor area consists of a retail shop, pick-up window, pharmacy area, storage, and a restroom.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant, the pharmacy/drugstore, will not create any negative impacts because the business is in a shopping center where this type of use can be typically found. Furthermore, the business has knowledgeable staff who will provide a clean and safe environment for customers.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1497-07	Convenience store within an existing in-line retail building	Denied by BCC	March 2008
UC-114-73	Retail shopping center	Approved by BCC	November 1973

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	H-1	Retail building
South	Commercial General	C-2	Vacant
East	Commercial General	C-2	Boulevard Mall shopping center
West	Residential High-Rise Center (greater than 32 du/ac)	H-1	Condominium complex

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. This request is required because pharmacy is a separately described use in Title 30 subject to a special use permit in the H-1 zone. Staff finds the proposed pharmacy is a positive use in this area and that no negative impacts are anticipated with the proposed use; therefore, staff is in support of 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Current Planning**

- Applicant is advised that 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; 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: OBIDIKE IHEANACHO

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