



Planning Commission Agenda Item

Date: December 09, 2020
Item No: 12.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Sharianne Dotson

SUBJECT: SUP-34-2020 CIRCLE K AT CENTENNIAL & 5TH (Public Hearing).
Applicant: Circle K Stores, Inc. Request: A special use permit in a C-1 (Neighborhood Commercial District) to allow a convenience food store with gas pumps. Location: Northwest corner of Centennial Parkway and North 5th Street. (APN 124-22-801-026). (For possible action)

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DESCRIPTION:

The applicant is requesting approval of a special use permit to allow a convenience food store with gas pumps. The property is 3.77 acres in area and is located at the northwest corner of Centennial Parkway and North 5th Street. The property is zoned C-1, Neighborhood Commercial District and the Comprehensive Plan Land Use designation for the subject site is Mixed-Use Commercial.

BACKGROUND INFORMATION:

Previous Action
N/A

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Mixed-Use Commercial	C-1, Neighborhood Commercial District	Undeveloped
North	Mixed-Use Commercial	C-1, Neighborhood Commercial District	Undeveloped
South	Mixed-Use Commercial	R-4, High Density Residential District	Multi-Family Residential
East	Mixed-Use Neighborhood	PUD, Planned Unit Development District	Undeveloped
West	Mixed-Use Commercial	C-2, General Commercial District	Existing Commercial

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	See Attached Memorandum
Police:	No Comment.
Fire:	No Comment.
Clark County School District	No Comment.
Clark County Department of Aviation	No Comment.

ANALYSIS

The applicant is requesting approval of a special use permit to allow a convenience food store with gas pumps located at the northwest corner of Centennial Parkway and North 5th Street. The subject property is zoned C-1, Neighborhood Commercial District. The proposed convenience food store is approximately 5,187 square feet in size and is located on a portion of a 3.77 acre parcel. The convenience food store is located behind the gas canopy which is orientated to North 5th Street. The gas canopy contains seven (7) fueling stations with 14 fueling positions. The applicant's letter of intent states the proposed facility will operate 24 hours per day and 7 days a week.

Access to the proposed convenience store is from two proposed entrances: one on Centennial Parkway and one from North 5th Street. The proposed convenience food store and gas canopy elevations are generally in compliance with the design standards for a commercial use. The elevations for the convenience food store indicate the

applicant is proposing a building with a height of 21 feet to the top of the parapet and 23 feet to the top of the tower. The building will consist of concrete panels with split face block and stone veneer wainscoting as accents. Side entrance doors with aluminum awnings are shown on the south and west elevations. The color scheme for the principal building incorporates tans and browns with a red accent color as a band along the east elevation and on the side door awnings. The building elevations for the gas canopy indicate it will be 21 feet high with a standing seam metal roof. There is a stone veneer wainscoting accent on the columns that matches the materials and color scheme of the convenience food store. The site plan submitted indicates a trash enclosure to the north of the proposed building. Elevations for the trash enclosure were not included. The trash enclosure design is required to match the principal building and contain a roof, which can be reviewed with the building permit.

A landscape plan was not submitted with the application. The site shows six (6) foot wide parking lot landscaping areas, a minimum of six (6) feet of landscaping area around the trash enclosure and 30 feet of landscaping along the perimeter street frontages. The applicant needs to provide six (6) feet of foundation landscaping at the entrance of the building and at least three (3) feet of foundation landscaping where parking spaces are located on the sides of the building. Fifteen feet of landscaping including a five (5) foot wide sidewalk is required along Centennial Parkway. The five (5) foot sidewalk should be offset five (5) feet from the back of curb. Twenty-five feet of landscaping including a detached ten foot sidewalk is required along North 5th Street. The site plan shows a five (5) foot attached sidewalk along both Centennial Parkway and North 5th Street. Modifications to the site plan to incorporate all required landscaping and sidewalk requirements are considered minor and can be addressed during the building permit process.

Per the site plan there are 38 parking spaces designated for the convenience food store and a patio area. The convenience food store with gas pumps requires 24 parking spaces and the proposed outdoor patio area requires an additional seven (7) parking spaces. The proposed parking for this site exceeds the required parking and is in compliance. The site plan indicates there is a bike rack at the entrance on the east side of the building. The required bicycle parking spaces for the proposed use is three (3) bicycle parking spaces.

The area surrounding the proposed convenience food store with gas pumps consists of existing commercial uses and medium density residential (apartments). The proposed use will be located at the intersection of two (2) major arterial streets; North 5th Street is 150 feet wide and Centennial Parkway is 100 feet wide. The existing land use is Mixed Use Commercial which allows commercial and medium to high density residential. The proposed uses are permitted in the C-1, Neighborhood Commercial Zoning District. The proposed use is appropriate at this location and staff recommends approval with conditions.

Requirements for Approval of a Special Use Permit

In accordance with the Zoning Ordinance, the Planning Commission may, by motion, grant a special use permit if the Planning Commission finds, from the evidence presented, that all of the following facts exist:

1. The proposed use is consistent with the Comprehensive Master Plan and all applicable provisions of this Code and applicable State and Federal regulations;
2. The proposed use is consistent with the purpose and intent of the zoning district in which it is located and any applicable use-specific standards and criteria in Chapter 17.20 of this Code;
3. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (such as, but not limited to, hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);
4. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable; and
5. Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development.

CONDITIONS:

Planning and Zoning:

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. The trash enclosure shall match the principal building design and shall utilize the same materials and colors and contain a roof.
3. Applicant is required to incorporate all required landscaping and sidewalk requirements adjacent to North 5th Street and Centennial Parkway.

Public Works:

4. All known geologic hazards shall be shown on any preliminary development plans and civil improvement plans submitted to the City. Subsequent identification of additional hazards may substantially alter development plans.
5. Approval of a drainage study is required prior to submittal of the civil

improvement plans. Conformance may require modifications to the site plan.

6. The size and number of access points and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040. Conformance may require modifications to the site.
7. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements Drawing* Number 222.1 and 225.
8. The property owner is required to grant a roadway easement for commercial driveways.
9. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
10. Dedication and construction of the following streets and/or half streets is required per the Master Plan of Streets and Highways and/or City of North Las Vegas Municipal Code section 16.24.100:
 - a. Centennial Parkway
 - b. North 5th Street
11. All Nevada Energy easements, appurtenances, lines and poles must be shown and shall be located entirely within the perimeter landscape area of this development. Distribution lines, existing or proposed, shall be placed underground if impacted by the proposed development of the parcel or if the pole impedes upon the proper ADA clearances for sidewalk. Under no circumstances will new down guy wires be permitted.
12. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-2676 to request a scope. A queuing analysis may be required.
13. This project shall comply with the General Provisions and Conditions of the *City of North Las Vegas Water Service Rules and Regulations and the Design and Construction Standards for Wastewater Collection Systems*.
14. Submittal of a Hydraulic Analysis per the *Uniform Design and Construction Standards (UDACS) for Potable Water Systems* is required and will be subject to the review and approval of the Utilities Department.

ATTACHMENTS:

Public Works Memorandum

Letter of Intent

Site Plan

Elevations

Clark County Assessor's Map

Location and Zoning Map