



# Planning Commission Agenda Item

Date: December 09, 2020

Item No: 13.

**TO:** Planning Commission

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

**SUBJECT: SUP-35-2020 CK CRAIG AND 5TH (Public Hearing).** Applicant: Land Development Consultants. Request: A special use permit in a C-2 (General Commercial District) to allow a convenience food store with gas pumps. Location: Southeast corner of North 5<sup>th</sup> Street and Craig Road. (APN 139-02-302-011). (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 on 7.11 acres located at the southeast corner of North 5<sup>th</sup> Street and Craig Road. The property is zoned C-2, General Commercial District and the Comprehensive Plan Land Use designation for the subject site is Employment.

### **BACKGROUND INFORMATION:**

Previous Action
City Council approved an amendment to the Comprehensive Master Plan (AMP-07-19) to Employment on June 19, 2019.
City Council approved ordinance No. 3009 to reclassify property (ZN-39-19) from M-1, Business Park Industrial District to C-2, General Commercial District on April 1, 2020.

### **RELATED APPLICATIONS:**

Application #	Application Request
N/A	

**GENERAL INFORMATION:**

	Land Use	Zoning	Existing Use
<b>Subject Property</b>	Employment	C-2, General Commercial District	Undeveloped
<b>North</b>	Mixed-Use Commercial	C-2, General Commercial District	Existing Commercial and Undeveloped
<b>South</b>	Employment	M-1, Business Park Industrial District	Undeveloped
<b>East</b>	Mixed-Use Neighborhood	C-2, General Commercial District	Undeveloped
<b>West</b>	Mixed-Use Commercial	R-1, Single-Family Low Density	Undeveloped

**DEPARTMENT COMMENTS:**

Department	Comments
Public Works:	See Attached Memorandum
Advanced Planning:	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. The property is located at the southeast corner of North 5th Street and Craig Road and is zoned C-2, General Commercial District. The proposed convenience food store is approximately 5,200 square feet in size and is located on a portion of a 7.11 acre parcel. The convenience food store is located behind the gas canopy which is orientated to Craig Road. The gas canopy contains seven (7) fueling stations with 14 fueling positions.

Access to the proposed convenience store is from two proposed entrances: one on North 5th Street and one on Craig Road. 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 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 east 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 materials and color scheme of the convenience food store. The site plan submitted indicates a trash enclosure to the east of the proposed building. Elevations for the trash enclosure were not included. The trash enclosure is required to match the principal building design and contain a roof, which can be reviewed with the building permit.

A landscape plan was not submitted with the application. The site shows minimum six (6) foot wide parking lot landscaping areas, a minimum of six (6) feet of landscaping area around the trash enclosure and a minimum of 25 feet of landscaping area along the perimeter street frontages. The applicant will need 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. The perimeter landscaping required along North 5th Street is 20 feet of landscaping; with a 10 foot sidewalk offset 10 feet from the back of curb.

There is a 30 foot wide underground drainage easement on the perimeter of the subject property along Craig Road that connects to the existing flood control channel. This area is a component of the Las Vegas Wash Regional Trail from North 5<sup>th</sup> Street to the existing trail adjacent to the eastern end of the property. There is approximately 1,200 linear feet of unfinished trail that should be constructed by the applicant within the easement area. The trail should include shrubs and a ten foot wide asphalt. However, no deep rooted plants will be permitted. There is an existing five (5) foot concrete sidewalk that could remain in place. An additional five (5) feet of sidewalk would be added to the existing sidewalk to have a combined ten feet of trail path. The remaining 20 feet of required trail landscaping should be placed between the sidewalk/path and the parking lot area and include shrubs and decorative rock to complete this 30 foot wide area. These are minor modifications and can be addressed at building permit process.

Per the site plan there are 48 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 13 parking spaces. The proposed parking for this site exceeds the required parking and is in compliance. However, the site plan does not indicate the required bicycle parking spaces. The proposed use requires 3 bicycle parking spaces. Adding the required bicycle parking is a minor modification and can be addressed at building permit process.

The area surrounding the proposed convenience food store with gas pumps consist of existing commercial uses. The proposed use will be located at the intersection of two (2) major arterial streets; North 5<sup>th</sup> Street is 150 feet wide and Craig Road is 120 feet wide. The existing land use is Employment. All of the uses are permitted in the neighborhood commercial zoning designation. 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 according to the North 5<sup>th</sup> Street trail plan.
4. Applicant is required to install the Las Vegas Wash Regional Trail system connection along Craig Road to the lower Las Vegas wash Channel according to the Las Vegas Wash Regional Trail plan.

***Public Works:***

5. 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.
6. Approval of a drainage study is required prior to submittal of the civil improvement plans. Conformance may require modifications to the site plan.
7. 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.
8. 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.
9. The property owner is required to grant a roadway easement for commercial driveways.
10. 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.
11. 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.
12. The applicant shall remove the existing driveway on Craig Road and provide a bus turn-out with an exclusive right turn lane into the development per Uniform

Standard Drawings for Public Works' Construction Off-Site Improvements  
Drawing Number 234.4.

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  
Advanced Planning Memorandum  
City of North Las Vegas Trails Map  
Drainage Easement Document  
Letter of Intent  
Site Plan  
Elevations  
Floor Plan  
Clark County Assessor's Map  
Location and Zoning Map