



Planning Commission Agenda Item

Date: April 14, 2021

Item No: 19.

TO: Planning Commission

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

SUBJECT: UN-21-19 (PZ67475) CENTENNIAL & LAMB RETAIL CENTER (Public Hearing). Applicant: Lewis Investment Company of Nevada, LLC. Request: An extension of time for a special use permit in a C-2 (General Commercial District) to allow a convenience food store with gas pumps. Location: Southwest corner of Centennial Parkway and Lamb Boulevard. (For possible action)

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DESCRIPTION: (APN 123-30-516-001)

The applicant is requesting Planning Commission approval of an extension of time for a special use permit to allow a convenience food store with gas pumps located on approximately 4.19 acres at the southwest corner of Centennial Parkway and Lamb Boulevard. The property is zoned C-2, General Commercial District with a Comprehensive Plan Land Use designation of Resort Commercial.

BACKGROUND INFORMATION:

Previous Action
Planning Commission approved a special use permit (UN-20-19) to allow a vehicle washing establishment on March 13, 2019.
Planning Commission approved a special use permit (UN-21-19) to allow a convenience food store with gas pumps on March 13, 2019.
Planning Commission approved a special use permit (UN-22-19) to allow a Restricted Gaming "On-Sale" liquor license, with a request for a waiver from the 500 foot separation from developed residential on March 13, 2019.

RELATED APPLICATIONS:

Application #	Application Request
UN-20-19 (PZ67473)	An extension of time for special use permit to allow a vehicle washing establishment.
UN-22-19 (PZ67477)	An extension of time for special use permit to allow a Restricted Gaming "On-Sale" liquor license, with a request for a waiver from the 500 foot separation from developed residential

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Resort Commercial	C-2, General Commercial District	Undeveloped
North	Community Commercial	O-L, Open Land District	Undeveloped
South	Single-Family Medium	R-CL, Single-Family Compact Lots Residential District	Developed Residential
East	Neighborhood Commercial	C-2, General Commercial District	Undeveloped
West	Single-Family Medium	R-CL, Single-Family Compact Lots Residential District	Developed Residential

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 Planning Commission approval for an extension of time for a special use permit to allow a convenience food store with gas pumps on approximately 4.19 acres located at the corner of southwest corner of Centennial Parkway and Lamb Boulevard.

Access to the site is proposed from two (2) entrances on Lamb Boulevard and one (1) on Centennial Parkway. According to the site plan the convenience food store will have the proposed vehicle washing establishment (UN-20-19) attached to the building for a total size of 4,200 square feet. The gas canopy is located in front of the convenience food store near the corner of Centennial Parkway and Lamb Boulevard and contains 8 fueling stations. In addition, the proposed site plan indicates there are three (3) fast food restaurant pads ranging in size between 2,300 and 3,800 square feet proposed within the commercial center and a tavern which is 4,000 square feet (UN-22-19).

The proposed site plan indicates the perimeter landscaping areas adjacent to Centennial Parkway and Lamb Boulevard varies in width from 25 feet to 40 feet and includes an existing five-foot wide sidewalk at back of curb in some areas and centered in others. Normally, the required perimeter landscaping would be 15 feet adjacent to Centennial Parkway and Lamb Boulevard with a five-foot-wide sidewalk centered within the landscaping. The existing sidewalk is located adjacent to the curb and will not be required to be relocated. The proposed site plan indicates the required 20-foot landscape buffer adjacent to a residential development is located at the south and west property lines. The required landscaped buffer area should be planted with 24 inch box trees every 20 feet on center to help buffer the use from the existing residential.

The required parking is one (1) parking space per 200 square feet of gross floor area excluding the vehicle washing establishment. The vehicle washing establishment is a drive thru and attached to the convenience food store. The overall building is 4,200 square feet and requires 19 spaces. The proposed site plan provides 22 parking spaces adjacent to the convenience food store. In addition, the overall site plan contains 164 spaces where 150 are required for all proposed uses. Therefore, sufficient parking has been provided for the use. The proposed site plan indicates a vacuum and air station area occupying two (2) of the parking spaces for the vehicle washing establishment. The site plan provided does not indicate a location for the required bicycle facilities. A commercial development is required one (1) bicycle parking space per 5,000 square feet of gross floor area. The proposed convenience food store is required one (1) bicycle parking space. This is a minor adjustment and can be addressed during building permit review.

The proposed site plan indicates a trash enclosure north of the convenience food store and vehicle washing building. Elevations for the proposed trash enclosure were not provided, but the enclosures are required to use similar materials and color palette as the principal building. Additionally, landscape islands are required on both sides of the trash enclosure.

Each building is required to provide six (6) feet of foundation landscaping at the entrance to the building and at least three (3) feet of foundation landscaping where parking spaces are located at the sides of the building. The site plan provided does not indicate the required foundation landscaping. However, the area between the convenience food store and the parking lot varies between 11 feet and 15 feet in width. As a result, there is sufficient room to install the required landscaping and a customer walkway. Landscaped islands are provided every four parking spaces and at the end of all parking rows within the parking lot. Minor adjustments may be made during building permit process to ensure that proper foundational landscaping and parking lot landscaping is installed.

According to the building elevations provided, the proposed convenience food store is approximately 24 feet in height. The building's exterior is identified as stucco finish with stone veneers and wood cladding accents. Colors were not specifically identified; all buildings should be finished in earth tone or neutral colors indigenous to the Las Vegas Valley. The building design does not incorporate a parapet which is required to insure all HVAC and other roof mounted equipment is screened from view of rights-of-way. The final color scheme and design can be addressed with the building permit process.

The proposed use permit is consistent with the zoning designation and the Comprehensive Master Plan. The existing neighborhood has not had any significant changes since the original approval of the special use permit. Staff has no objections to the extension of time for the proposed use and is recommending approval subject to 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. A building permit may only be issued for the vehicle washing establishment in conjunction with a building permit issued for the associated convenience food store.
3. Building elevations shall meet the commercial design standards including the screening of roof top equipment and required foundation landscaping.
4. A twenty-foot landscape buffer is required at the south and west property line adjacent to the developed residential.
5. The perimeter sidewalk and landscaping shall comply with code requirements, including providing a minimum of 20 feet of landscaping, including the five-foot-wide sidewalk.
6. The trash enclosure exterior finish shall match the principal building, contain a roof and a landscaped island is required at the end of the trash enclosure.
7. Signage for both the building and gas canopy shall be in compliance with Title 17 requirements.

Public Works:

8. All known geologic hazard shall be shown on the civil improvement plans. Subsequent identification of additional hazards may substantially alter proposed site plans not containing this information.
9. Approval of a drainage study is required prior to submittal of the civil improvement plans.

10. 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 the *North Las Vegas Municipal Code* section 17.24.040. Conformance may require modifications to the site.
11. 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.
12. The property owner is required to grant a roadway easement for commercial driveways.
13. The proposed access on Centennial Parkway shall be right-in-right out only.
14. Dedication and construction of the following street and/or half street is required per the Master Plan of Streets and/or Highways and City of North Las Vegas Municipal Code section 16.24.100:
 - a. Centennial Parkway
 - b. Lamb Boulevard (sidewalk)
15. The developer must provide a copy of the Covenants, Conditions, Restrictions and Easements that will establish the provisions for cross access, surface and /or underground drainage facilities, utilities crossing property lines, and the development and maintenance of the property improvements.
16. 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 wire be permitted.
17. 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.

ATTACHMENTS:

Public Works Memorandum
Letter of Intent
Site Plan
Elevations
Floor Plan
Clark County Assessor's Map
Location and Zoning Map