



Planning Commission Agenda Item

Date: April 14, 2021

Item No: 22.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Robert Eastman

SUBJECT: UN-31-19 (PZ68074) REVERE & COMMERCE, NWC (Public Hearing).
Applicant: Randy Black Jr. Request: An extension of time for a special use permit in a C-1 (Neighborhood Commercial District) to allow a vehicle washing establishment. Location: Northwest corner of Commerce Street and Revere Street. (For possible action)

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DESCRIPTION: (APN 124-22-201-003)

The applicant is requesting Planning Commission approval of an extension of time for a special use permit to allow a vehicle washing establishment on the western edge of the triangular shaped 2.71 acre parcel. Located at the northwest corner of Commerce Street and Revere Street. The property is zoned C-1, Neighborhood Commercial District. The Comprehensive Plan Land Use designation for the subject site is Mixed Use Commercial.

BACKGROUND INFORMATION:

Previous Action
City Council approved Ordinance No. 2858 on April 4, 2018, to reclassify property (ZN-33-17) from R-E, Ranch Estates Residential District to C1, Neighborhood Commercial District
Planning Commission approved UN-19-18 on March 14, 2018 to allow a vehicle, boat, and RV service facility.
Planning Commission approved UN-20-18 on March 14, 2018 to allow a convenience store with gas pumps.
Planning Commission approved UN-31-19 on April 10, 2019 to allow a vehicle washing establishment.
Planning Commission approved Tentative Map T-1486 on May 8, 2019 for a single-lot commercial subdivision.
Planning Commission approved an extension of time for UN-19-18 on July 8, 2020 to allow a vehicle, boat, and RV service facility.
Planning Commission approved an extension of time for UN-20-18 on July 8, 2020 to allow a convenience store with gas pumps.

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	Single-Family Medium	PUD, Planned Unit Development District	Developing Single-Family Residential
South	Mixed-Use Commercial	C-1, Neighborhood Commercial District	Undeveloped
East	Single-Family Medium	PUD, Planned Unit Development District	Developing Single-Family Residential
West	Master Planned Community	PCD, Planned Community District (Planned VTS Regional Park)	Undeveloped

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 of an extension of time to allow a vehicle washing facility. The proposed facility is 2,700 square feet in size and is on the western edge of the triangular shaped located at the northwest corner of Commerce Street and Revere Street. In addition to the vehicle washing facility the applicant has previously received extension of time approvals to develop a convenience store with gas pumps (UN-20-18) and a vehicle service facility (UN-19-18) at the Planning Commission meeting on July 8, 2021. With this application, the site plan contains the convenience food store with gas pumps and proposed car wash, but does not contain the approved auto service facility or previously depicted commercial retail buildings.

Access to the proposed commercial center is from two proposed entrances: one on Commerce Street and one on Revere Street. The proposed site plan contains 25 off street parking spaces, where 25 are required for the convenience food store (22 spaces) and the vehicle washing facility (three spaces), therefore the parking requirements are met. The perimeter landscaping is at least 15 feet in width, including the sidewalk. The site is adjacent to the Villages at Tule Springs. The perimeter landscaping and sidewalk along Revere Street and Deer Springs Way is 24 feet within the master planned community. To provide more continuity to the neighborhood, the site should contain an 8 foot sidewalk, placed in the middle of the landscaping. In general there will be between four and ten feet of landscaping on either side of the sidewalk. The requested design is consistent with the VTS requirements and will enhance the development.

The proposed site plan and building elevations are generally in compliance with the design standards for a commercial building utilizing a stucco exterior with a stone / brick veneer, cornice elements, beltlines, and stone columns. A flat roof for the building is also proposed with a height of 20 feet to the top of the parapet. Colors for the building are generally beige and brown but the final colors will be reviewed with the building permit. The gas canopy is 21 ½ feet in height with stone columns and an architectural cornice.

The applicant has not submitted elevations for the trash enclosures. Trash enclosures are required to take on the appearance of the principal building including wall material and roofs, however this is a minor modification that can be reviewed during the permitting process.

The Public Works Department has reviewed the plans and is recommending approval subject to the previously approved 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.

The current special use permit expires April 10, 2021, and is consistent with the zoning designation, 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.

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 sidewalk and landscaping shall be modified to be more consistent to the Villages at Tule Springs Design. The sidewalk shall be eight (8) feet in width and shall be placed in the middle of the perimeter landscaping, except at the bus turnout, where it may be adjacent to the curb.

Public Works:

3. 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.

4. Approval of a drainage study is required prior to submittal of the civil improvement plans.
5. 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.
6. 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.
7. The property owner is required to grant a roadway easement for commercial driveways.
8. 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. Commerce Street
 - b. Revere Street
9. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
10. Right-of-way dedication and construction of a bus turn-out is required on Revere Street per the *Uniform Standard Drawings for Public Works Construction Off-Site Improvements* Drawing Number 234.1.
11. Construction of a right turn lane is required on Commerce Street per the *Uniform Standard Drawings for Public Works Construction Off-Site Improvements* Drawing Number 201.1 and 245.1.
12. 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.
13. 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
Building Elevations
Clark County Assessor's Map
Location and Zoning Map