



Planning Commission Agenda Item

Date: September 14, 2022
Item No: 22.

TO: Planning Commission

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

SUBJECT: SUP-37-2022 CIRCLE K AT CRAIG & LAMB (Public Hearing).
Applicant: Circle K Stores Inc. Request: A special use permit in a C-2 (General Commercial District) to allow a convenience food store with gas pumps and an "off-sale" beer-wine-spirit based products license. Location: Southwest corner of Craig Road and Lamb Boulevard. (Ward 1) (For Possible Action).

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION: (APN's 140-06-611-006 and 140-06-714-006)

The applicant is requesting a special use permit to allow a convenience food store with gas pumps and an "off-sale" beer-wine-spirit based products license located at the southwest corner of Craig Road and Lamb Boulevard. The subject site is on a 1.05 acre parcel that is zoned C-2, General Commercial District. The Comprehensive Master Plan Land Use designation is Community Commercial.

BACKGROUND INFORMATION:

Previous Action
N/A

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Community Commercial	C-2, General Commercial District	Undeveloped
North	Heavy Industrial	M-2, General Industrial District	Existing Industrial Park (Craig Road Industrial Park)
South	Multi-Family Residential	R-3, Multi-Family Residential District	Existing Multi-Family
East	Clark County	Designed Manufacturing	Auto Services
West	Community Commercial	C-2, General Commercial District	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 a special use permit to allow a convenience food store with gas pumps and an "off-sale" beer-wine-spirit based products license. The property is on a 1.05 acre parcel located at the southwest corner of Craig Road and Lamb Boulevard. The zoning classification is C-2, General Commercial District and the Comprehensive Master Plan Land Use designation for the subject site is Community Commercial. The proposed convenience food store building is approximately 5,200 square feet and is located to the west of the property behind the gas canopy that is orientated to the front of the property at the southwest corner of Craig Road and Lamb Boulevard. The gas canopy contains six (6) fueling stations with 12 fueling positions. In addition, there is an air and water area indicated on the proposed site plan. Access to the proposed convenience food store is from one (1) proposed entrance on Lamb Boulevard.

In addition to the proposed convenience food store, the proposed site plan indicates a fast food restaurant and monument signs. These will require separate permits and are not a part of the special use permit request.

The applicant provided building elevations for the convenience food store and the gas canopy. The building elevation for the proposed convenience food store has an overall building height of twenty feet-six inches (20'-6") with tower elements that are twenty-three (23) feet in height at both ends of the building. The applicant is proposing to use fiber cement panels painted with shades of brown and tan and a fiber cement panel wainscoting that simulates a stacked stone veneer along the base of the building on all four sides. There is also a cornice element along the varied rooflines painted dark brown. A red aluminum awning is located above the side door on the north elevation and a red horizontal accent line along the front of the building and metal exterior lights on the back and side elevations. The mix of colors, materials and varied rooflines are intended to help relieve the box-like form of the building.

Newly constructed Circle Ks within the City (Craig Road & Allen Lane and Craig Road & Craig Ranch View Court) appear to be built with a stucco exterior, concrete block wainscoting, stone columns and stone accents. The Commercial Design Standards for the City state that stone, stucco, colored or exposed aggregate or textured finish concrete, decorative block and brick are the preferred materials for building exteriors. Simulated materials and building systems that provide a look that is similar to the preferred materials may also be acceptable. The proposed fiber cement panels are acceptable, if textured, to replace the stucco portions of the building but the simulated stone wainscoting is inferior to stone veneer or split face concrete block. The proposed building design should be revised to provide a stone or block wainscoting and a stronger cornice element to comply with the Commercial Design Standards. Newly constructed Circle K's also do not include the red horizontal accent line along the front of the building. This red line should be removed from the front elevation. The corporate colors for Circle K are likely to be utilized in the signage.

The proposed building elevations for the gas canopy indicate the height of the canopy will be twenty feet-six inches (20'-6") with split face CMU block accenting the lower half of the support columns. The proposed metal canopy is painted with the Circle K red, white and orange corporate colors. The proposed gas canopy does not match the principal structure and therefore is not in compliance with the municipal code.

The gas canopy is an accessory structure to the convenience food store and should match the materials, accents and color scheme. In addition, corporate colors and embellishments shall not cover more than 50 percent of the total area of the canopy. Newly constructed Circle Ks within the City gas canopies include a cornice element along the roof line on the front, rear and side elevations to match the convenience food store roofline. The support columns also have stacked stone veneer that encases the entire column from base to the top. The proposed gas canopy design should be revised to match the principal structure incorporating the same building materials, accents and

color scheme to comply with the Commercial Design Standards. These design modifications to the principal structure and the gas canopy are relatively minor and can be addressed during the building permit process.

A landscape plan was not submitted with the application. The required perimeter landscaping is fifteen (15) feet including a five (5) foot sidewalk centered between the landscaping along of Craig Road and Lamb Boulevard. The proposed site plan indicates fifteen (15) feet of landscaping including a five (5) foot sidewalk at back of curb adjacent to Craig Road and ten (10) feet of landscaping including a five (5) foot sidewalk at back of curb adjacent to Lamb Boulevard. The proposed perimeter landscaping does not meet the code requirements and can be addressed during the building permit process. The site plan provided indicates the required 20-foot landscape buffer along the south property line from the existing residential. All landscaped areas should provide 50% ground coverage within two years of planting to comply with the municipal code. The site plan indicates a monument sign located within the perimeter landscaping. The monument sign is not part of this application and will require a separate building permit.

The proposed site plan indicates the required trash enclosure being provided at the south of the property. The elevations for the trash enclosure were not submitted. The enclosures are required to use similar materials and color palette as the principal building, including a roof. Additionally, six (6) foot landscape islands are required on both sides of the trash enclosure. This can be addressed during the building permit process.

The site plan provided does not indicate the required foundation landscaping. The proposed convenience food store building is required to provide six (6) feet of foundation landscaping at the entrance to the building; six (6) feet wide parking lot landscape islands at end of all parking rows and at least three (3) feet of foundation landscaping where parking spaces are located at the sides of the building. This can be added to the landscape plan and can be reviewed during building permit process.

The site is in compliance for parking spaces required. The proposed site plan indicates there are 26 parking spaces designated for the convenience food store. The convenience food store with gas pumps requires 24 parking spaces. The site requires two (2) bicycle parking spaces and therefore is in compliance for the required bicycle parking. The proposed site plan contains the required bicycle parking spaces; however, they are located behind the trash enclosures and should be relocated for easier customer access.

The applicant is requesting to allow Beer-Wine-Spirit Based "Off-Sale" liquor license in conjunction with the convenience food store. This use is usually processed through a Conditional Use Permit, however to assist in saving the applicant and staff additional administrative processing time this request will be considered with this application and subject to the special use permit conditions.

Staff has no objections to the proposed use for a convenience food store with gas pumps and the Beer-Wine-Spirit Based “Off-Sale” liquor license. The proposed use is consistent with the C-2, General Commercial District designation. The proposed use is compatible with the existing uses and the surrounding neighborhood. Staff recommends 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. The applicant can process a Beer-Wine-Spirit Based “Off-Sale” liquor license in conjunction with the convenience food store and must comply with all applicable requirements outlined within both Title 5 and Title 17 of the Municipal Code for the City of North Las Vegas.

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. Conformance may require modifications to the site plan.
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 and *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.1. Conformance may require modifications to the site.
6. All driveway geometrics shall be in compliance with the applicable *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Numbers.
7. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
8. 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 will be required. NDOT concurrence is required.
9. 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. Craig Rd.
 - b. Lamb Blvd. (sidewalk & streetlights)
10. Right-of-way dedication and construction of a RTC bus turn-out and exclusive right turn lane is required on Lamb Blvd. per the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 234.4.
11. Adjacent to any eighty (80) foot right-of-way, a common lot and/or landscape and pedestrian access easement, with a minimum width of five (5) feet, shall be provided behind the required bus turn-out.
12. A revocable encroachment permit for landscaping within the public right of way is required, if applicable

13. The property owner is required to grant a public pedestrian access easement for sidewalk located within a common element, or on private property, when that sidewalk is providing public access adjacent to the right-of-way.
14. Appropriate mapping is required to combine the parcels. All mapping shall be in compliance with NRS Chapter 278 and the City of North Las Vegas Municipal Code, and associated Master Plans in effect at the time of subdivision and/or parcel map approval.
15. 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.

ATTACHMENTS:

Public Works Memorandum
Letter of Intent
Site Plan
Building Elevation
Floor Plan
Distance Separation Map
Clark County Assessor's Map
Location and Zoning Map