



Planning Commission Agenda Item

Date: September 14, 2022
Item No: 8.

TO: Planning Commission

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

SUBJECT: UN-23-18 (PZ62008) REVERE & COMMERCE, SWC (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 convenience food store with gas pumps. Location: Southwest corner of Commerce Street and Revere Street. (Ward 4) (For Possible Action).

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION: (APN 124-22-201-004).

The applicant is requesting an extension of time for an existing a Special use Permit for a convenience food store with gas pumps. The proposed convenience store is 4,950 square feet in size and is in the northern end of a 3.4 acre triangular shaped parcel at the southwest corner of Commerce Street and Revere Street. In addition to the convenience store with gas pumps the applicant is also proposing to construct a small retail center and a vehicle washing establishment (UN-22-18).

BACKGROUND INFORMATION:

Previous Action
Planning Commission approved an extension of time of a Special use Permit (UN-22-18) on July 8, 2020 to allow a vehicle washing establishment on a 3.4 acre commercial parcel.
Planning Commission approved an extension of time of a Special use Permit (UN-23-18) on July 8, 2020 to allow a convenience store with gas pumps on a 3.4 acre commercial parcel.
City Council approved Ordinance No. 2857 on April 4, 2018, to reclassify property (ZN-32-17) from R-E, Ranch Estates Residential District to C1, Neighborhood Commercial District
Planning Commission approved UN-22-18 on March 14, 2018 to allow a vehicle washing establishment on a 3.4 acre commercial parcel.
Planning Commission approved UN-23-18 on March 14, 2018 to allow a convenience store with gas pumps on a 3.4 acre commercial parcel.

RELATED APPLICATIONS:

Application #	Application Request
UN-22-18	A special use permit in a C-1 (Neighborhood Commercial District), to allow a vehicle washing establishment.

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Mixed-Use Commercial	C-1, Neighborhood Commercial District	Vacant
North	Mixed-Use Commercial & Single-Family Medium	C-1, Neighborhood Commercial & PUD, Planned Unit Development Districts	Developing Commercial Retail & Developing Single-Family Residential
South	Single-Family Low	R-CL, Single Family Compact Lot District	Single-Family Residential
East	Single-Family Medium	PUD, Planned Unit Development District	Single-Family Residential
West	Mixed-Use Commercial	C-1, Neighborhood Commercial District	Developing Commercial Retail

DEPARTMENT COMMENTS:

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

ANALYSIS:

The applicant is requesting an extension of time for an existing special use permit to allow a convenience food store with gas pumps. The proposed convenience store is 4,950 square feet in size and is in the northern end of the triangular shaped located at the southwest corner of Commerce Street and Revere Street, adjacent to a proposed vehicle washing facility. The auto gas canopy is located south of the store in the center of the parcel and would contain six (6) fueling islands. In addition to the convenience

store with gas pumps the applicant is also proposing to construct a two fast food restaurants and vehicle washing facility, the fast food restaurants are permitted uses but the vehicle washing facility is on this agenda for planning commission consideration (UN-22-18).

Access to the proposed convenience store is from two proposed entrances: one on Commerce Street and one on Revere Street. Perimeter landscaping varies from 15 feet to over 90 feet, which includes a five-foot wide sidewalk. The landscaping areas are rather large on the east, west, and north ends of the site, where the parcels taper and does not allow development. Additionally, the applicant is proposing a 20 feet of buffering landscaping with a double row of trees adjacent to the developed residential to the south.

The proposed site plan contains 87 off street parking spaces, where 23 are required for the convenience food store and car wash, therefore the parking requirements are met. The perimeter landscaping is at least 15 feet in width, including the sidewalk. The perimeter sidewalk is proposed adjacent to the curb. Title 17 requires an off-set sidewalk, therefore the sidewalk must be offset a minimum of five feet from the curb. Additionally, parking lot landscaping does not fully conform to code requirements. Landscaping islands are required adjacent to the trash enclosures, and a landscaped diamond is required for every three parking spaces within every double row of parking. This is a minor modification that can be reviewed during the permitting process.

Architecturally, the buildings for the center utilize a stucco exterior with a stone 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 and 23 feet to the tower at the entrance to the convenience food store. 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 and matches the principal structure elevation.

The proposed site plan and building elevations are generally in compliance with the design standards for a convenience food store. The gas canopy is required to match the building in design, materials and colors, the canopy does provide stone columns and the colors provided match the building colors.

The applicant is requesting to allow Beer-Wine-Spirit Based “Off-Sale” liquor license in conjunction with the convenience food store. A conditional use permit was originally approved as CUP-07-19 administratively on February 21, 2019. 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.

Public Works:

2. 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.
3. Approval of a drainage study is required prior to submittal of the civil improvement plans.

4. 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.
5. 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.
6. The property owner is required to grant a roadway easement for commercial driveways.
7. 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
8. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
9. 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.
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.

ATTACHMENTS:

Letter of Intent
Site Plan
Landscape Plan
Building Elevations

Clark County Assessor's Map
Location and Zoning Map