



Planning Commission Agenda Item

Date: May 12, 2021

Item No: 6.

TO: Planning Commission

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

SUBJECT: SUP-17-2021 THE LOOP (Public Hearing). Applicant: Michael Angelo, LLC. Request: A special use permit in a C-2 (General Commercial District) to allow a vehicle, boat and RV service facility (smog check). Location: Southeast corner of Lamb Boulevard and Centennial Parkway. (APN 123-29-101-001). (Ward 1)

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DESCRIPTION: (APN 123-29-101-001).

The applicant is requesting consideration to allow a vehicle, boat and RV service facility (smog check). The site is located on a 3.62 acre parcel located at the southeast corner of Lamb Boulevard and Centennial Parkway. The site has a zoning designation of C-2, General Commercial District and the Comprehensive Master Plan Land Use is Neighborhood Commercial.

BACKGROUND INFORMATION:

Previous Action
Tentative Map (T-1390) to allow a single lot commercial subdivision was approved by Planning Commission on November 9, 2016.
Special Use Permit (UN-50-18) for a convenience food store with gas pumps extension of time was approved by Planning Commission on September 9, 2020.
Special Use Permit (UN-49-18) for a Full "On-Sale" liquor license with Restricted Gaming extension of time was approved by Planning Commission on September 9, 2020.

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Neighborhood Commercial	C-2, General Commercial District	Undeveloped
North	Employment	O-L, Open Land District	Undeveloped
South	Neighborhood Commercial	C-2, General Commercial District	Undeveloped
East	Single-Family Low	PUD, Planned Unit Development District	Existing Single-Family Development
West	Resort 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 Planning Commission consideration to allow a vehicle, boat and RV service facility (smog check). The site is located on a 3.62 acre parcel at the southeast corner of Lamb Boulevard and Centennial Parkway. The proposed vehicle, boat and RV service facility (smog check) will be located in the parking lot west of the convenience food store and gas pumps at the corner of Lamb Boulevard and Centennial Parkway. Access to the proposed vehicle, boat and RV service facility (smog check) is from two proposed entrances: one on Centennial Parkway and one from Lamb Boulevard.

The proposed site plan indicates there are 37 parking spaces designated for the convenience food store with gas pumps. The convenience food store with gas pumps requires 29 parking spaces, the proposed vehicle, boat and RV service facility (smog check) requires two (2) parking spaces, and therefore the site exceeds the required parking spaces and is in compliance for the parking requirements.

The site plan appears to meet the required perimeter landscaping width of 15 feet along Lamb Boulevard and Centennial Parkway. The required perimeter landscaping is 15 feet wide including a five (5) foot wide sidewalk centered within the landscaping. The applicant will be required to place a barrier that prevents vehicles from driving through the remaining vacant property.

The proposed vehicle, boat and RV service facility (smog check) is approximately 12 feet in height and 181 square feet. The elevations are generally in compliance with the design standards for a commercial facility. However, the building should match the convenience food store materials and paint palette as a stucco building with stone veneer wainscoting on all elevations with a cornice element around the entire building. This is a minor change and can be addressed at the building permit process.

Staff has no objections to the proposed use. The proposed use is consistent with the zoning designation, Comprehensive Master Plan, and should be compatible with the adjacent uses and 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. All roof mounted equipment must be screened from public streets and neighboring properties.
3. The perimeter sidewalk and landscaping shall comply with Title 17 requirements, including providing a minimum of 15 feet of landscaping with the sidewalk located in the middle adjacent to Lamb Boulevard and Centennial Parkway.
4. The proposed building shall utilize the same materials and colors of the convenience food store.

Public Works:

5. The civil improvement plans for this development are currently in review.

ATTACHMENTS:

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