CONVENIENCE STORE
LAS VEGAS BLVD S/CACTUS AVE
(TITLE 30)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-19-0290-CACTUS VILLAGE, LLC:

DESIGN REVIEWS for the following: 1) proposed convenience store; 2) proposed gasoline station; 3) proposed vehicle wash; and 4) smog check facility on a 1.4 acre portion of 6.5 acres in a C-2 (General Commercial) Zone in the MUD-1 Overlay District.

Generally located on the northeast corner of Las Vegas Boulevard South and Cactus Avenue within Enterprise. MN/pb/ja (For possible action)

RELATED INFORMATION:

APN;
177-28-410-005; 177-28-410-006

LAND USE PLAN:
ENTERPRISE - COMMERCIAL TOURIST

BACKGROUND:
Project Description
General Summary
• Site Address: 10428 Las Vegas Boulevard South
• Site Acreage: 1.4 acre portion of a 6.5 acre development
• Project Type: Convenience store, gasoline station, vehicle wash, and smog check facility
• Number of Stories: 1
• Building Height (feet): Up to 25
• Square Feet: 4,793 (convenience store)/5,000 (gasoline service canopy)/995 (vehicle wash)/1,052 (vacuum canopy)/166 (smog check)
• Parking Required/Provided: 23/25

Site Plans
A convenience store with a gasoline station, and a vehicle wash facility (car wash) was previously approved on this site. The purpose of this request is to modify the design of the previously approved convenience store. The plans depict a convenience store (Green Valley Grocery) with a gasoline station, a vehicle wash facility (car wash), and a smog check facility located on the southwestern portion of the site. The convenience store is centrally located on the southwestern parcel with the gasoline service canopy located to the west of the convenience store. The car wash is located on the north side of the convenience store with the smog check building located on the north side of the car wash. A vacuum canopy is located on the
The site has cross access and parking with the northern and eastern portions of the overall site and access is provided by 2 driveways from Las Vegas Boulevard South, 2 driveways from Giles Street, and 1 driveway from Cactus Avenue. There are 2 points of pedestrian access to Las Vegas Boulevard South.

**Landscaping**
The perimeter landscaping previously approved on the site included a minimum 10 foot wide landscape area consisting of trees, shrubs, and groundcover adjacent to an attached sidewalk next to a turn lane located along Cactus Avenue. A 15 foot wide attached sidewalk was depicted along Las Vegas Boulevard South within the right-of-way along with an existing 15 foot wide utility easement between the proposed sidewalk and the western property line of the site. The plans depict a 15 foot wide landscape area along the western property line adjacent to the Las Vegas Boulevard South right-of-way. Interior parking lot trees are distributed throughout the site. Additional landscaping is located along the northern and eastern boundaries of the convenience store site.

**Elevations**
The plans depict a single story convenience store/car wash/smog check building with a flat roof and parapet walls ranging in height from 16 feet to 25 feet. The exterior of the building has a stucco finish painted in earth tone colors and stone veneer. Other architectural features for the buildings include pop out, recesses, awnings, and aluminum store fronts and window systems. The gasoline service canopy is 21 feet high and includes a panel crown molding, stucco finish, and stone veneer to match the building.

**Floor Plans**
The plans depict a 4,793 square foot convenience store, 5,000 square foot gasoline service canopy, 995 square foot car wash, 1,052 square foot vacuum canopy, and a 166 square foot smog check room.

**Signage**
Signage is not a part of this request.

**Applicant’s Justification**
The applicant indicates the modifications are needed now that the applicant has identified the end user for the convenience store. The proposed changes are compatible with the approved shopping center and other development in the area.

**Prior Land Use Requests**

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
<th>Action</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>ZC-0238-17</td>
<td>Reclassified the site from H-1 to C-2 zoning for a shopping center</td>
<td>Approved by BCC</td>
<td>June 2017</td>
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<th>Application Number</th>
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<tr>
<td>TM-0117-16</td>
<td>Commercial subdivision</td>
<td>Approved by PC</td>
<td>November 2016</td>
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<tr>
<td>RS-0118-16</td>
<td>Record of Survey</td>
<td>Reviewed by staff</td>
<td>July 2016</td>
</tr>
<tr>
<td>RS-0038-11</td>
<td>Record of Survey</td>
<td>Reviewed by staff</td>
<td>May 2011</td>
</tr>
<tr>
<td>VS-0197-11</td>
<td>Vacation and abandonment of patent easements</td>
<td>Approved by PC</td>
<td>July 2011</td>
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<tr>
<td>ZC-1241-04</td>
<td>First extension of time for a mixed use</td>
<td>Approved by PC</td>
<td>September 2007</td>
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<tr>
<td></td>
<td>development – expired</td>
<td></td>
<td></td>
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<tr>
<td>UC-0680-06</td>
<td>Resort condominiums and residential</td>
<td>Approved by PC</td>
<td>June 2006</td>
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<tr>
<td></td>
<td>condominium units in an high rise tower with</td>
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<td>kitchens located on the southern portion of</td>
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<tr>
<td></td>
<td>the subject site – expired</td>
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<tr>
<td>ZC-1241-04</td>
<td>Mixed use development located on the northern</td>
<td>Approved by BCC</td>
<td>August 2004</td>
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<tr>
<td></td>
<td>portion of the subject site – expired</td>
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Surrounding Land Use

<table>
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<tr>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
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</thead>
<tbody>
<tr>
<td>North</td>
<td>Commercial Tourist</td>
<td>H-1</td>
</tr>
<tr>
<td>South</td>
<td>Commercial Tourist &amp; Commercial General</td>
<td>C-2</td>
</tr>
<tr>
<td>East</td>
<td>Commercial Tourist</td>
<td>H-1 &amp; R-4</td>
</tr>
<tr>
<td>West</td>
<td>Commercial Tourist</td>
<td>H-1</td>
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Related Applications

<table>
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<th>Request</th>
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<tr>
<td>WC-19-400051</td>
<td>A waiver of conditions for a zone change requiring to provide an on-site</td>
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<tr>
<td>(ZC-0238-17)</td>
<td>pedestrian realm per 30.48 Part J, along Las Vegas Boulevard South with</td>
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<td></td>
<td>review and approval per staff in conjunction with a previously approved</td>
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<td></td>
<td>shopping center is a companion item on this agenda.</td>
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STANDARDS FOR APPROVAL:
The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis
Current Planning
The submitted site plan depicts an effective layout of the buildings, parking areas, and circulation. The elevations show colors and materials common in the area. Therefore, staff finds the design of the project conforms to Urban Specific Policy 10 which encourages site designs that are compatible with adjacent land uses and off-site circulation patterns, especially when the
adjacent land use is at a lower density or intensity and Urban Specific Policy 79 which encourages commercial developments to use visually articulated elements including, but not limited to towers, domes, decorative fascias or parapets, pilasters or columns, arcades or colonnades, decorative details such as tiles, wrought iron (tubular steel), fenestration, landscaped planters or trellises, pitched/hipped roofs, or other visually articulated design utilizing harmonious volumes, spaces and materials. The companion item on this agenda is requesting a waiver of conditions for a zone change requiring to provide an on-site pedestrian realm per 30.48 Part J, along Las Vegas Boulevard South with review and approval per staff in conjunction with a previously approved convenience store. There are 2 points of pedestrian access to Las Vegas Boulevard South crossing the 15 foot wide landscape area where the applicant could provide amenities such as benches or decorative features that would meet the intent of that condition and enhance the overall design of the project. Staff can support this request with a condition requiring pedestrian amenities in the landscape area adjacent to the 2 pedestrian access points to Las Vegas Boulevard South.

Staff Recommendation
Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning
- Provide pedestrian amenities in the landscape area adjacent to the 2 pedestrian access points to Las Vegas Boulevard South;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas in accordance with RTC standards.

Building Department - Fire Prevention
- No comment.
Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0211-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: CACTUS VILLAGE, LLC
CONTACT: ANN PIERCE, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135