



# Planning Commission Agenda Item

Date: April 9, 2025

Item No: 19

**TO:** Planning Commission

**FROM:** Alfredo Melesio, Jr., AICP, EDFP, Director of Land Development  
Prepared By: Bryan Saylor, Planner

**SUBJECT: SUP-59-2024 WALMART GRAB N GO WITH FUEL PUMPS (Public Hearing).** Applicant: Wal-Mart Real Estate Business Trust. Request: A Special Use Permit in a C-2, General Commercial District, to Allow a Convenience Food Store with Gas Pumps. Location: 3950 West Lake Mead Boulevard. (APN 139-19-510-001) Ward 2. (For Possible Action) *(Continued from January 8, 2025, February 12, 2025, and March 12, 2025)*

**RECOMMENDATION: APPROVE WITH CONDITIONS**

## PROJECT DESCRIPTION:

The applicant is requesting a special use permit to allow a convenience food store with gas pumps within an existing commercial shopping center. The subject site is on a 23.33-acre parcel located on the north side of Lake Mead Boulevard approximately 1,500 feet east of Rancho Drive. The site is currently zoned as C-2, General Commercial District, and the Comprehensive Master Plan Land Use designation is Community Commercial.

## BACKGROUND INFORMATION:

Previous Action
On June 22, 2006 A Uniform Sign Plan (USP-09-06) was approved, allowing for a certain number of signs and sign types on the property.
On January 19, 2005 an amendment to the Comprehensive Master Plan Land Use Map (AMP-98-04) to Neighborhood Commercial was approved by the City Council.
On January 5, 2004 City Council Approved Ordinance No. 2075 (ZN-111-2004) a property reclassification from a M-2 (General Industrial District) to a C-2 (General Commercial District), consisting of an approximate 42.59 acres.

## RELATED APPLICATIONS:

Application #	Application Request
N/A	

**GENERAL INFORMATION:**

	Land Use	Zoning	Existing Use
<b>Subject Property</b>	Community Commercial	C-2, General Commercial District	Existing Wal-Mart
<b>North</b>	Public / Semi-Public	M-2, General Industrial District	North Las Vegas Airport
<b>South</b>	Mixed-Use Neighborhood	PUD, Planned Unit Development District	Future Hylo Park Mixed-Use Development
<b>East</b>	Community Commercial	C-2, Neighborhood Commercial District	Existing Commercial Center
<b>West</b>	Mixed-Use Neighborhood	PUD, Planned Unit Development District	Future Hylo Park Mixed-Use Development

**DEPARTMENT COMMENTS:**

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

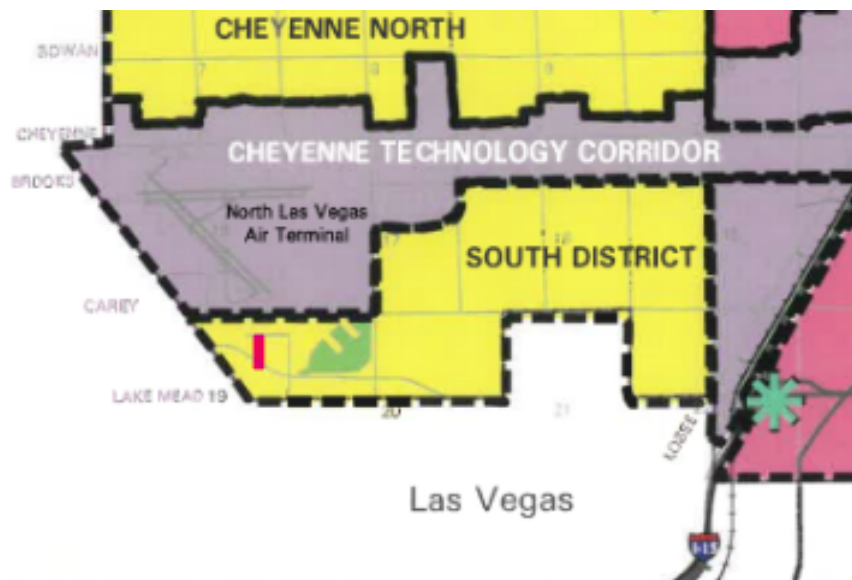
**ANALYSIS:**

The applicant is proposing to construct a convenience store with fuel pumps on the south side of an existing Wal-Mart located on the same parcel. The site is located on 23.33 acres on the north side of Lake Mead Boulevard, 1,500 feet east of Rancho Drive. The zoning designation is C-2 General Commercial and the



Comprehensive Master Plan Land Use designation is Community Commercial. The proposed building is 1,618 square feet and include gas pumps. While the convenience food store is principally permitted in the C-2, General Commercial District, the fuel sales component of this application does require an approved special use permit.

The subject site is located in the South District, a specific planning area defined in the Comprehensive Master Plan. The South District, located just north of the City of Las



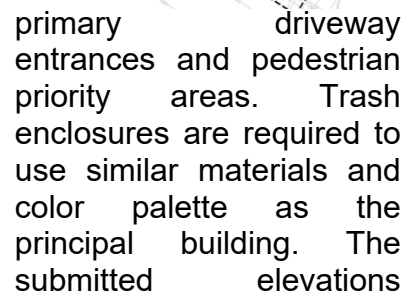
Vegas boundary, is one of the most mature portions of the city. This district consists of relatively affordable neighborhoods, including small single-family residences, trailer homes and multi-family developments. However, there is some evidence of blight within this area including homes in disrepair and vacant lots. One challenge faced by residents of this area is geographic isolation of

this area within the city. The presence of major corridors such as Cheyenne and I-15 to the east and the North Las Vegas Air Terminal to the west effectively serve to separate the area from the other residential areas of the city. Several existing convenience stores with fuel pumps currently serve the area. With the revitalization of the old Texas and Fiesta Hotel sites into the Hylo Park development, staff is of the opinion that the proposed site is suitable for a convenience store use and would benefit the future patrons of the Hylo Park development and residents in the surrounding area.

All access points to the proposed site remain the same as the existing Walmart. There are two (2) existing access points to the site, one (1) from Lake Mead Boulevard and one (1) from Carey Avenue that directly accesses the Walmart site. There are three (3) additional access points from Lake Mead Boulevard and one (1) additional access point from Carey Avenue through existing joint access commercial drive aisles with neighboring properties. The applicant is proposing two (2) internal access points to the convenience food store. The subject site is located at the southern portion of a developing commercial center, the majority of the proposed parcel is an existing Walmart retail building. The subject site is the undeveloped commercial pad to the south of the existing Walmart.

The applicant is proposing to construct a stand-alone convenience food store, as part of the requirements for convenience food stores the gas pumps should be located interior

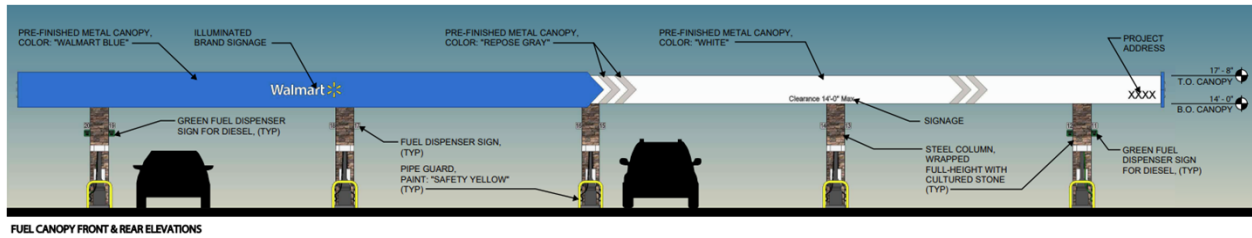
This site plan illustrates the layout of the 'Kiln' development. It features two large, light blue rectangular building footprints. The surrounding areas are filled with numerous circular symbols representing different types of trees and landscaping. A dashed line outlines the perimeter of the development. The plan also shows parking spaces and various site markers.



The applicant has revised their building elevations, addressing many of staffs previous concerns. The mechanical equipment is no longer visible and is now being screened as required. The roof top mechanical equipment is no longer visible and is screened from view on all sides of the building. The roof access ladder and downspouts that were previously visible have been screened or relocated internally. The chain-link fence enclosure has been replaced by a wrought iron gate; however, this will need to be opaque if any material or mechanical units are to be placed within the enclosure.

The proposed fuel canopy still exceeds the 50% permissible signage / corporate colors allowed. The remainder of the façade must match or compliment the design of the primary

building. The previously proposed steel column supports have been revised to



incorporate a cultured stone wrap to match the primary building. These are relatively small issues and can be addressed during the building permit process.

The applicant is providing fifteen (15) parking spaces, exceeding the nine (9) parking spaces required per the parking requirements. The landscaping plan has been updated and now appears to be in compliance with the development standards. The plans show three (3) large open areas on the site that are required to be landscaped. The applicant has included the undeveloped areas in the landscape plan meeting the 50% landscaping requirement by augmenting the existing trees and shrubs. The landscaping for the entire parcel adjacent to Lake Mead Boulevard is being shown to meet the 50% coverage for perimeter landscaping requirements on a 100-foot right-of-way in the C-2 zoning district. The landscaping coverage will be verified during the building permit process.

### 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;
  - The proposed convenience food store is principally permitted at this location as part of a C-2 use in a Community Commercial development.
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;
  - The purpose of the C-2, General Commercial District is for more intense heavy traffic uses such as convenience food stores and fast food restaurants.
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);
  - The existing Walmart operates 24 hours a day, and a convenience food store with gas pumps would be compatible with the surrounding area. It should not pose any detriment to the surrounding area due to the intense commercial traffic currently being generated.



4. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable; and
  - There should be no adverse impacts on a convenience food store at the proposed location. The Walmart produces significantly higher traffic than a convenience food store with gas pumps.
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 proposed convenience food store with gas pumps should not create a negative impact on the existing facilities and services.

The proposed use of a convenience food store with gas pumps at this location is principally permitted in a C-2, General Commercial District. The revised layout closely aligns with the Wal-Mart and retail buildings in the existing shopping center. The revised design not only enhances the visual cohesion of the shopping center but also conforms to the development standards. The proposed development should provide additional convenience to the customers of the future Hylo Park development to the west and surrounding residents. Staff has no objections to the request of this Special Use Permit and recommends to approve this application with the conditions listed.

## **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. Wrought iron gate on the rear of the building will need to have an opaque screening as it is visible from the right-of-way.

### ***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. 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.

**ATTACHMENTS:**

Public Works Memorandum

Letter of Intent

Site Plan

Building Elevation

Floor Plan

Landscape Plan

Clark County Assessor's Map

Location and Zoning Map