



Planning Commission Agenda Item

Date: December 11,
2024

Item No: 14

TO: Planning Commission

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

SUBJECT: SUP-51-2024 PILOT TRAVEL CENTERS (Public Hearing). Applicant: Pilot Company. Request: A Special Use Permit in an M-2, General Industrial District, to Allow a Convenience Food Store with Gas Pumps. Location: Southwest Corner of Interstate 15 and Las Vegas Boulevard North. (A Portion of APN 122-09-401-001). Ward 1. (For Possible Action) **(Continued from November 13, 2024)**

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION:

The applicant is requesting Planning Commission consideration of a Special Use Permit to allow a convenience food store with gas pumps on 8.12 acres in an M-2 General Industrial District located at the southwest corner of Interstate 15 and Las Vegas Boulevard North. The Comprehensive Master Plan Land Use for this site is Heavy Industrial.

BACKGROUND INFORMATION:

Previous Action
On May 19 2010, The City Council approved the adoption of the Comprehensive Master Plan (AMP-01-10). The designated land use was changed to Heavy Industrial

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Heavy Industrial	M-2 General Industrial District	Undeveloped Land
North	Heavy Industrial	M-2 General Industrial District	Public Right-Of-Way (Interstate 15)
South	Heavy Industrial	O-L Open Land	Undeveloped Land
East	Open Land	OS Open Space	APEX OHV Recreational Area
West	Industrial Employment	IH Industrial Heavy	Undeveloped Land

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.

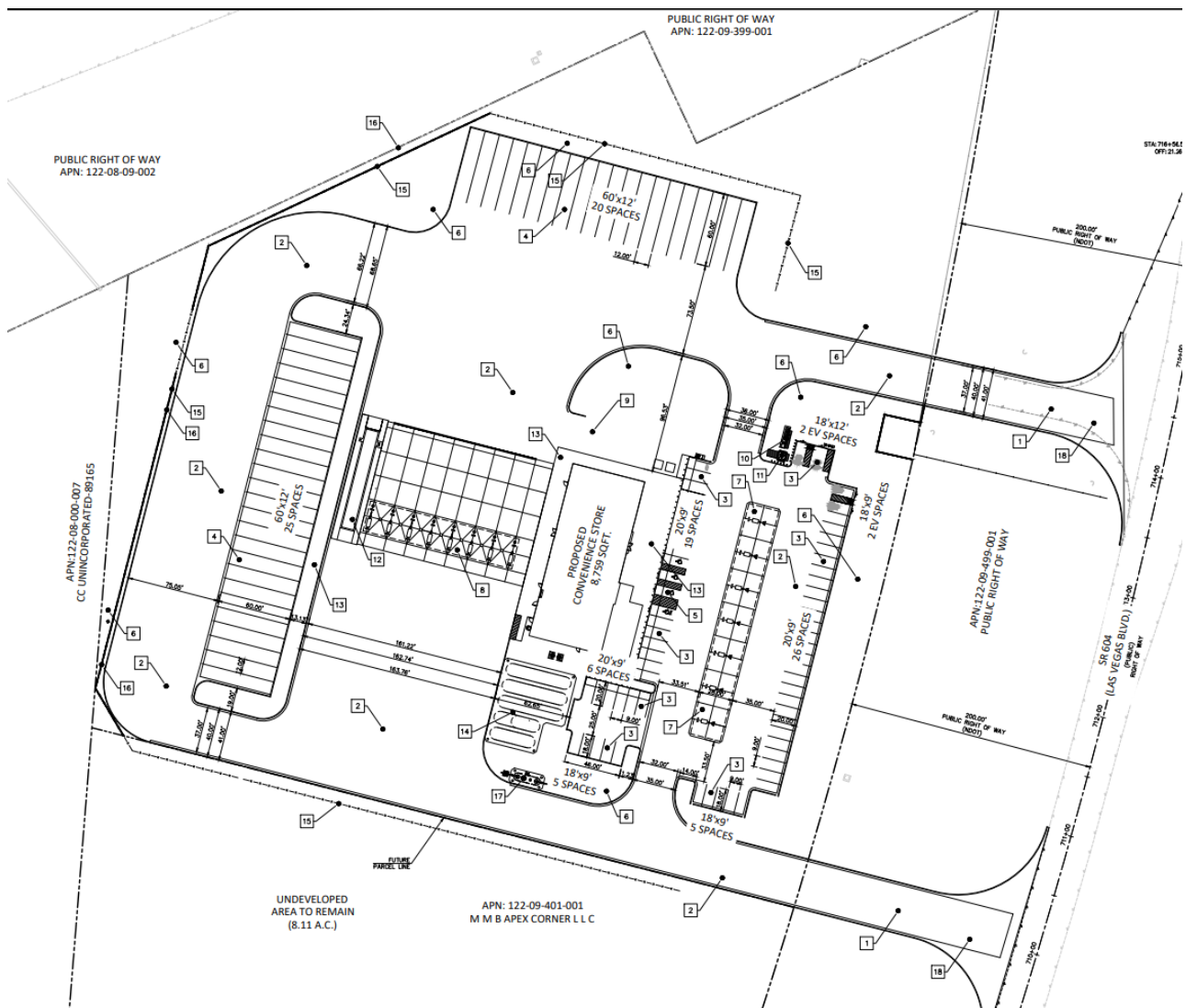
ANALYSIS:

The applicant is proposing to construct a Pilot Truck Stop with gas pumps for both tractor trailers and passenger vehicles at the intersection of Interstate 15 and Las Vegas Boulevard North. It will be located on an 8.12-acre parcel on the west side of Las Vegas Boulevard and the south side of Interstate 15. This site is situated at the southern tip of the APEX Overlay District, and would fall under those development standards. This is an ideal location for the trucking traffic



coming out of the valley heading north on Interstate 15. It is also an ideal location for people with off-highway vehicles (OHV) that are utilizing the APEX OHV Recreation Area directly on the other side of Las Vegas Boulevard from this location. As the Land Use states, this is an area that is planned for heavy industrial uses. A truck stop / convenience store would not be out of place and would be a benefit to the overall area currently and in the future.

The site is currently undeveloped, as is the entire area on this side of Las Vegas Boulevard. The nearest development in the area is the Las Vegas Motor Speedway, over 3 miles to the southwest of the subject parcel. In this area Las Vegas Boulevard is a 200-foot right-of-way, currently the existing roadway is only a sixty (60) foot paved road. The applicant is required to and has provided the 200-foot area for the future expansion of Las Vegas Boulevard. This area will need to be landscaped until Las Vegas Boulevard is constructed to its limits. The applicant will need to follow the Apex District Overlay



Landscaping requirements for more visible sites in this area. There are 2 points of access

to the site, both from Las Vegas Boulevard. This site lies within the Nellis Air Force Base Transition Area where live ordinance may be carried by aircraft flying in and out of the Air Force Base. This area is restrictive on the number of people permitted to be on any site at one time and the uses that are permitted within its boundary. The maximum number of people allowed is 50 people per acre in the transition area. The site is 8.12 acres in size and would be allowed a total of 90 people. Therefore, the site is in compliance of the allowed occupancy within the transition area. The proposed convenience store generates a maximum occupancy of 90 people on the site. This number is calculated per the required number of parking spaces for the site, which is 45 parking stalls and allowing 2 persons per vehicle. The applicant is actually providing 47 standard parking spaces, 4 ADA complaint spaces, 4 EV spaces, which are ADA compliant and 10 compact parking spaces for a total of 65 parking spaces. While the applicant is providing a greater number of parking spaces than required, this does not affect the maximum occupancy for the site. In addition to the parking there will be a total of 8 truck pumps and 14 passenger vehicle pumps being proposed for the site.

The applicant has provided a landscape plan for the site, but the 200-foot offset area for the future Las Vegas Boulevard right-of-way was not included in the plan. As mentioned earlier, this area will need to be landscaped to meet the requirements of a more visible site in the APEX District Overlay. This is a minor issue that can be addressed during the permitting process. A wall or berm will need to be provided along the Las Vegas Boulevard frontage to mitigate headlight projection onto the right-of-way. Foundation landscaping is lacking around the primary building and will need to be addressed prior to the permitting process.

The proposed building does not meet the design guidelines for a more visible site and will need to be changed to comply with code requirements. Metal panels are not permitted as a primary construction material for the exterior of a building in this area. The elevations show that the majority of the building is constructed using metal panels, this will need to be changed prior to the permitting process to include stone, stucco, colored or exposed aggregate or textured concrete, decorative block or brick as required by code. Box like buildings are also not permitted, additional pop outs and reliefs to the wall elevations are needed to break up the boxy look of the proposed building. The proposed fuel canopies will also need to match the primary building utilizing the same materials and design language. The support poles may not be steel posts and must match the design of the primary structure. Corporate logos and text may not cover more than 20% of the structure face they are placed on and corporate colors may not cover more than an additional 50% of the structure face. The remaining structure must match the primary building. These changes are reasonably minor and can be made prior to the permitting 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:

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 store with gas pumps is consistent with the Master Plan and permitted with the approval of this Special Use Permit. The proposal shall conform to all applicable State and Federal regulations.

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 proposed convenience store with gas pumps is consistent with the purpose and intent of the M-2 General Industrial District as well as its standards and criteria.

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 neighboring properties are, for the most part undeveloped land. There is an vehicle auction facility nearby so the convenience store and gas pumps should be a welcome addition to the area as the nearest services are 6 miles, line of sight, in either direction.

Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable; and

There are no foreseen adverse impacts arising from this use and this location.

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.

All vital services and utilities are available to the proposed site. Public Works, Fire Prevention, and the Police Department have no comment or concern for the proposed development.

The proposed application should be a good fit for the area providing services that are not available for an extended distance and neither option could be called easily accessible from the proposed location. Staff does not foresee any negative impacts on the surrounding area and recommends to approve this Special Use Permit subject to 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. Landscaping will need to be provided per the Apex District Overlay for the area between the proposed culvert and the existing edge of Las Vegas Boulevard.
3. A wall or berm is be required between the proposed parking facing Las Vegas Boulevard and the right-of-way.
4. Foundation landscaping needs to meet the requirements of Title 17
5. Building materials need to meet the requirements of Title 17
6. The fuel canopy needs to meet the design requirements of Title 17

Public Works:

7. 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.
8. Approval of a drainage study is required prior to submittal of the civil improvement plans.
9. NDOT concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.
10. 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.
11. 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.
12. The applicant is responsible for acquiring any easements needed to construct the project.
13. All off-site improvements must be completed prior to final inspection of the first building.

ATTACHMENTS:

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