



Planning Commission Agenda Item

Date: February 12,
2025

Item No: 11

TO: Planning Commission

FROM: Alfredo Melesio, Jr., AICP, EDFP, Director of Land Development &
Community Services
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)

RECOMMENDATION: DENIAL

PROJECT DESCRIPTION:

The applicant is requesting a special use permit to allow a convenience food store with gas pumps in 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
Subject Property	Community Commercial	C-2, General Commercial District	Existing Wal-Mart
North	Public / Semi-Public	M-2, General Industrial District	North Las Vegas Airport
South	Mixed-Use Neighborhood	PUD, Planned Unit Development District	Future Hylo Park Mixed-Use Development
East	Community Commercial	C-2, Neighborhood Commercial District	Existing Commercial Center
West	Mixed-Use Neighborhood	PUD, Planned Unit Development District	Future Hylo Park Mixed-Use Development

DEPARTMENT COMMENTS:

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

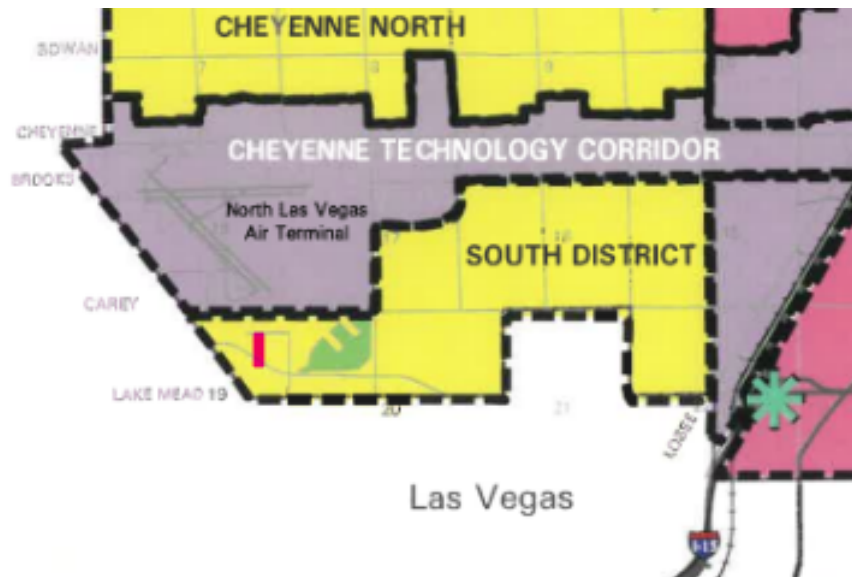
ANALYSIS:

The applicant is proposing to construct a convenience store with fuel pumps to the south 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, according to the applicant's letter of intent,



they are requesting to include gas pumps. The convenience store is principally permitted in the C-2, General Commercial District however, the fuel sales component of this application does require an approved special use permit.

The subject site is located within a specific planning area according to the Comprehensive Master Plan. The South District, located just north of the City of Las Vegas boundary is

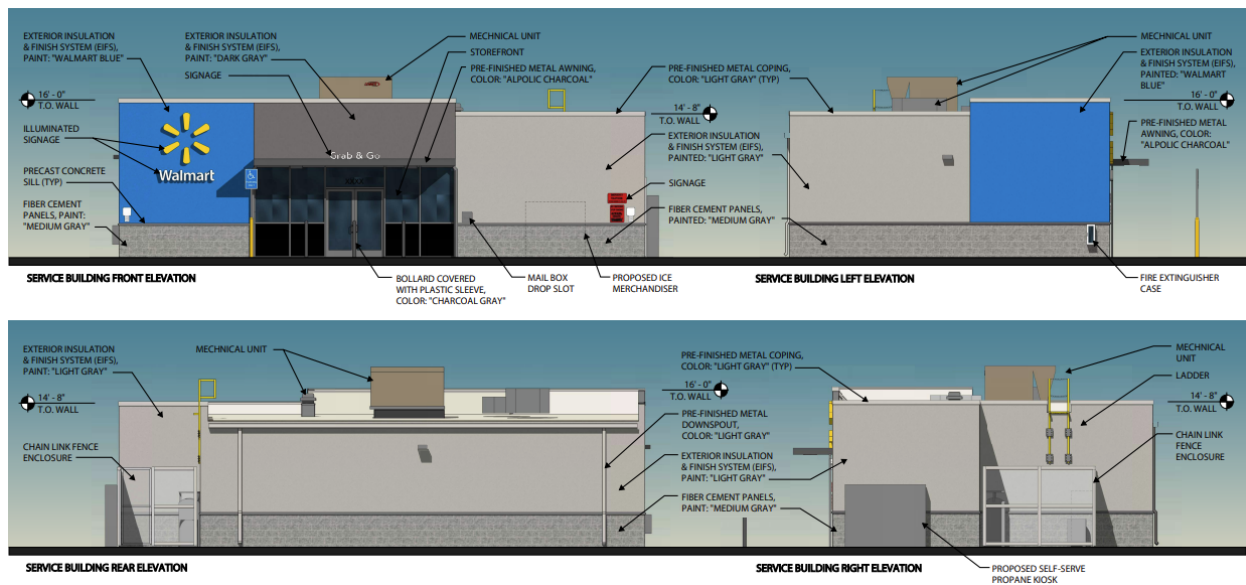


one of the most mature portions of the city. The relatively affordable neighborhoods in this area include small single-family residences, trailer homes and multi-family developments. There is some evidence of blight within this district including homes in disrepair and vacant lots. One challenge facing residents of this area is simply the location of this area within the city. The presence of the major

corridors of Cheyenne and I-15 to the east, and the NLV Air Terminal to the west effectively serve to separate the area from the other residential areas of the city. Future policies and actions in this area should focus on addressing issues of community stability, revitalization and connectivity. Located within this area are several existing convenience stores with fuel pumps serving 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 could be utilized for a higher level of commercial development and does not support this application.

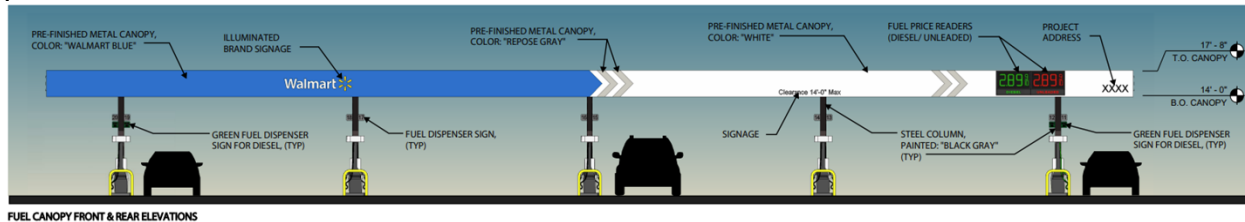
All access points to the proposed site remain the same as for the existing Walmart. There are two (2) existing access points to the site, one (1) from Lake Mead Boulevard and one (1) from Carey Avenue that directly accesses the Walmart site. There are three (3) additional access points from Lake Mead Boulevard and one (1) additional access point from Carey through existing joint access commercial drive aisles with neighboring properties. The applicant is proposing two (2) internal access points to the convenience 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 a remaining commercial pad to the south of the Walmart.

The applicant is proposing to construct a stand-alone convenience store, which is allowed in the C-2, General Commercial District. The requested fuel service gas pumps are only permitted with an approved special Use Permit. As part of the conditions for convenience food stores the gas pumps should be located to the interior of the site, the current orientation being proposed is showing the fuel pumps facing out towards Lake Mead Boulevard. The pumps and building should be reversed to help screen the pumps from the right of way. The proposed site plan does not indicate any trash enclosures for the facility. Trash enclosures are required to be placed away from street fronts, primary driveway entrances and pedestrian priority areas. Trash enclosures are required to use similar materials and color palette as the principal building. this will be required and need to be corrected prior to obtaining building permits.



There are several issues with the elevations that have been provided by the applicant. None of the mechanical equipment on the exterior of the building is being screened as required. The roof top mechanical equipment is fully visible from all sides of the building, this will need to be screened. The roof access ladder and downspouts are visible, this is not permitted and it must be screened or brought interior to the building. The chain-link fence enclosure is not permitted, the fence and gate must be decorative, chain-link is not an approved construction material. The elevations are flat on three (3) sides of the building. The applicant will need to provide more architectural interest through pop-outs,

reliefs or changes in building material, boxy and monolithic structures are not permitted. The colors and materials to be used on the exterior of the building will need to be reviewed for conformance to the commercial design standards as well. The proposed fuel canopy exceed the 50% permittable signage / corporate colors allowed. The rest of the façade must match the design of the primary building. The steel column supports are also not permitted and must be wrapped in the same block proposed for the principle building. These are relatively small issues and can be addressed prior to the building permit process.



The applicant is providing 11 parking spaces surpassing the 9 required by the parking requirements. The landscaping however does not meet development standards. The front of the building requires foundation landscaping. Also, since this is one parcel the remaining portion of the proposed site will be required to be landscaped as well. It will need to meet minimum landscaping requirements with 50% ground cover. The landscaping for the entire parcel adjacent to Lake Mead Boulevard will also need to meet or exceed perimeter landscaping requirements for a 100-foot right-of-way in the C-2 zoning district.

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 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 uses such as a convenience food store.
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 is open 24 hours a day, a convenience food store would be compatible and not pose any detriment to the surrounding area.

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.
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 should not create a negative impact on the existing facilities and services.

The proposed use of a convenience food store at this location is principally permitted in a C-2, General Commercial District. The fuel pumps however are not and staff feels that this location is not acceptable for a fuel station. There are fuel stations at each of the intersections, east and west, from this location and others in the surrounding area. Staff does not have an issue with the convenience food store, but does not support the development of a fuel station at this location. Staff recommends this application be denied.

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. Fuel pumps and building locations to be flipped with the building being between the fuel pumps and Lake Mead Boulevard.
3. Trash enclosure is required, will be made with the same materials used on the primary structure.
4. Open land west of the proposed development must be landscaped to meet or exceed development standards.
5. Perimeter landscaping adjacent to Lake Mead Boulevard must be installed to meet or exceed development standards.

ATTACHMENTS:

Letter of Intent

Site Plan

Building Elevation

Floor Plan

Landscape Plan

Clark County Assessor's Map

Location and Zoning Map