



Planning Commission Agenda Item

Date: May 14, 2025

Item No: 7

TO: Planning Commission

FROM: Alfredo Melesio, Jr., AICP, EDFP,
Director of Land Development
Prepared By: Miranda Cain, Planner

SUBJECT: **SUP-20-2025 WALMART RETAIL CENTER (Public Hearing).** Applicant: Olympia Companies. Request: A Special Use Permit in a PCD, Planned Community Development District, and C-3, General Service Commercial District, (Proposed Property Reclassification to C-2, General Commercial District), to Allow a Standalone Vehicle Washing Establishment. Location: Northeast Corner of Revere Street and Dorrell Lane. (APNs 124-22-101-002, 124-22-101-003, 124-22-101-019 and 124-15-410-005) Ward 4. (For Possible Action)

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION:

The applicant is requesting Planning Commission consideration of a special use permit to allow a standalone Vehicle Washing Establishment. The Subject Site is 24.2 gross acres located at the northeast corner of Revere Street and Dorrell Lane. The subject site is currently zoned PCD, Planned Community Development District, and C-3, General Service Commercial District (proposed property reclassification to a C-2, General Commercial District) and the current Comprehensive Master Plan Land Use is currently Master Planned Community and Mixed-Use Commercial (proposed amendment to Mixed-Use Neighborhood).

BACKGROUND INFORMATION:

Previous Action

A Neighborhood Meeting was held on March 10, 2025 at the Aliante Casino Sedona Meeting Room A&B, 7300 Aliante Parkway North Las Vegas, Nevada, 89084. Approximately 15 neighbors attended the meeting Councilman Cherchio and Commissioner Vega were also in attendance.

On December 19th, 2024 a Task Force meeting (TF-52-2024) was held to discuss a proposed property reclassification from C3, General Service Commercial District and PCD – Planned Community Development Districts to C-2, General commercial district and a

proposed comprehensive plan amendment from Master Planned Community and Mixed-Use Commercial to Mixed-Use Neighborhood.

RELATED APPLICATIONS:

Application #	Application Request
T-MAP-05-2025	A Tentative Map to allow a single-lot commercial subdivision on 24.2 acres.
ZN-03-2025	A Property reclassification of 24.2 gross acres from PCD, Planned Community development district, and C-3, General Service Commercial District, to a C-2, General Commercial District.
AMP-02-2025	A proposed amendment to the comprehensive mater plan to change the land use designation from Master Planned Community and Mixed-Use Commercial to Mixed-Use Neighborhood.
SUP-14-2025	A Special use permit to allow a Restricted Gaming "On-Sale" liquor license with a waiver from the required 2,500 feet separation from like uses.
SUP-16-2025	A Special use permit to allow a convenience food store with gas pumps.

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Master Planned Community and Mixed-Use Commercial	PCD, Planned Community Development District and C-3, General Service Commercial District	Undeveloped
North	Right of Way and Mixed-Use Commercial	O-L, Open Land and C-3, General Service Commercial District	Public Right of Way (Clark County 215) and Undeveloped
South	Single-Family Medium	PUD, Planned Unit Development District	Existing Single-Family Residential

East	Mixed-Use Commercial	C-3, General Service Commercial District	Undeveloped
West	Community Commercial	C-2 MPC, Master Plan Community 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 a special use permit to allow a standalone Vehicle Washing Establishment. The subject site consists of four (4) parcels that are approximately 24.2 gross acres and is located at the northeast corner of Revere Street and Dorrell Lane. The site has a proposed zoning of C-2, General Commercial District and a proposed land use classification of Mixed-Use Neighborhood.

The Planning Commission’s agenda also includes requests to:

- Amend the comprehensive land use map for the site from Master Planned Community and Mixed-use commercial to mixed-Use neighborhood (AMP-02-2025)
- Reclassify the property from PCD, Planned Community Development District, and C-3, General Service Commercial District, to a C-2, General Commercial District. (ZN-03-2025)
- Allow a single-lot commercial subdivision. (T-MAP-05-2025)
- Allow a Restricted Gaming "On-Sale" liquor license with a waiver from the required 2,500 feet separation from like uses. (SUP-14-2025)
- Allow a convenience food store with gas pumps. (SUP-16-2025)

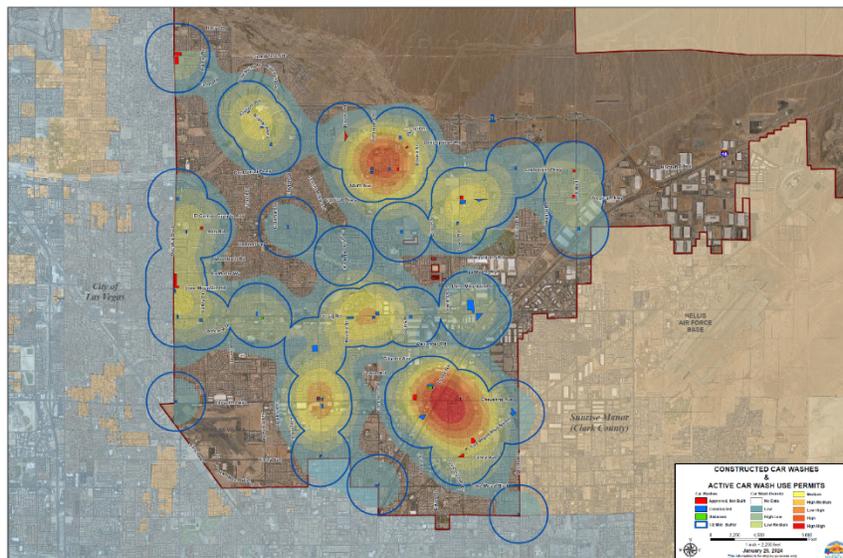
Current Aerial



The Comprehensive Plan (Master Plan) land use designations for the surrounding properties are as follows: Mixed-Use Commercial (east and north), Single-Family Medium (south), and Community Commercial (west). The surrounding zoning classifications are C-3, General Service Commercial District (east and north), OL, Open Land District (north), PUD, Planned Unit Development District (south), and C-2 MPC, Master Plan Community General Commercial District (west).

According to the Constructed Car wash and Active Car wash Use Permit Map, there is only one (1) existing car wash approximately half a mile from the subject site at the intersection of Revere Street and Commerce Street. This drive-thru car wash is attached to a convenience food store with gas pumps. This car wash special use permit (UN-31-2019) was approved by Planning Commission on April, 14, 2021. This car wash has been operating since 2024.

Constructed Car wash and Active Car wash Use Permit Map



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 Vehicle Washing Establishment is permitted in the proposed C-2, General Commercial District with an approved special use permit. This site has a proposed land use designation of Mixed-Use Neighborhood. While a Vehicle Washing Establishment would not be a primary use for this land use it would fall into the desired secondary use category for sites with a Mixed-Use Neighborhood land use. This use is a desired secondary use as it would provide additional amenities to the surrounding residential uses and compliment the commercial uses that are on the other side of Revere Road.

- 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 to provide for the development of intense retail and services that will serve as major community cores. These areas can only be developed where arterial streets can accommodate the very heavy traffic generated by such development. Due to the nature of these areas, proximity to higher density residential districts is appropriate. While only medium density residential is currently developed in the surrounding area the site is located at the intersection of an arterial street and a collector street which does meet the definition listed in Chapter 17.20. The addition of a Vehicle Washing Establishment at this location will enhance the surrounding area and provides additional services.

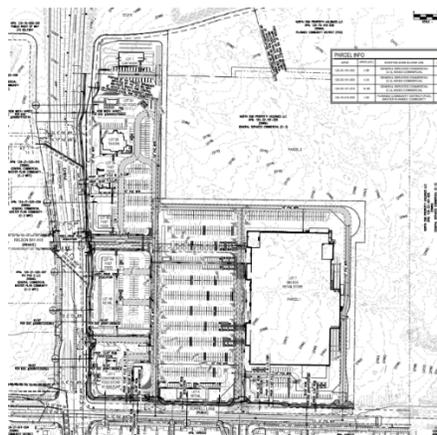
- 3. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (such as, but not limited to, hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);**
 - The proposed Vehicle Washing Establishment is compatible with the proposed scale and design for the planned commercial development it is intended to be a part of, as well as the planned commercial development to the west. The area is residential and commercial in nature and the proposed will not create any type of additional hardship to the area.

4. **Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable; and**
 - There are no anticipated significant adverse impacts from this proposed use. The site is located in an area that was intended for commercial purposes and should be able to support the proposed commercial uses.

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.**
 - All vital services and utilities are available to the proposed site. Public Works has provided a few comments; as detailed in their attached memorandum. Fire Prevention, and the Police Department have no comment or concern for the proposed development.

The proposed development contains five (5) entrances, two (2) off of Revere Street and three (3) off of Dorrell Lane. Shared parking will be provided between all the listed proposed uses. The Restricted Gaming “On-Sale” liquor license establishment will require one (1) parking space per 75 square feet. This means the proposed Restricted Gaming “On-Sale” liquor license establishment requires 87 parking spaces. The entire site requires approximately 694 parking spaces, based on the current uses depicted on the site plan. The site plan currently shows that the overall site has 18 electric vehicle parking spaces and an additional 1,003 regular vehicle parking spaces. Therefore, sufficient vehicle parking has been provided for the proposed use and the overall site. One (1) bicycle parking space needs to be provided for every 5,000 square feet of gross floor area in commercially zoned districts. For the entire site 41 bicycle parking spaces need to be provided. Currently the site plan does not indicate any bicycle parking for the proposed use or the overall site. This will need to be added and can be addressed during the building permit process.

Site Plan



The applicant has included a preliminary landscape plan that shows the required perimeter landscaping, a portion of the buffer landscaping between the site and the Clark County 215, and a majority of the required parking lot landscaping. However, landscape islands are required at the end of all rows of parking, landscape diamonds are required every four parking spaces in areas of surface parking, six (6) feet of foundation landscaping is required at the customer entrances of all buildings, fifteen (15) feet of buffer landscaping is required between the site and the Clark County 215, and fifty (50) percent groundcover is required for all landscaped areas. Currently the preliminary landscape plans do not show these items.

Commercial developments of five acres or more are required to provide a minimum of 50 square feet of plaza space for each one acre of land. Therefore this development is required to provide a plaza space that is a minimum of 1210 square feet in size. This is in addition to any plaza areas or outdoor areas that are provided by individual tenants. Currently no plaza areas are shown on the landscape plan and will need to be added to the overall site plan along with the additional landscaping.

Applicant Submitted Elevation



The applicant provided building elevations as a part of the submittal package. The building is a mix of grey smooth face CMU, grey split face CMU, and stucco. The building is currently finished in a mix of grey, green, yellow, and white colors. The building would be required to be primarily finished in neutral earth tones that are indigenous to the valley. Of the four (4) building elevations that were provided for buildings within the development, only two have a cohesive design, while the other two buildings have extremely different colors and designs used. A single design and color scheme would need to be selected to provide cohesiveness throughout the development. These items will need to be adjusted and can be addressed during the building permit process.

Staff has no objections to the proposed use of a Vehicle Washing Establishment at this location. It should not create a negative impact on the surrounding neighborhood. Staff recommends approval subject to conditions

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. An approved Unified Sign Plan will be required for this development prior to approval of any signage permits.
3. The site shall have 15 feet of buffer landscaping between Clark County 215 and the site.
4. Six (6) foot wide landscaping islands shall be installed at the ends of all parking rows.
5. Landscaping diamonds shall be installed every four (4) parking spaces within a parking row in areas of surface parking.
6. All buildings in the development shall have six (6) feet of foundation landscaping at all customer entrances.
7. All landscaped areas shall have 50% groundcover within two years of planting.
8. All buildings in the development shall have a cohesive design.
9. A plaza that is a minimum of 1210 square feet in size shall be provided.
- 10.41 Bicycle parking spaces shall be provided for the site.

Public Works:

11. 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.
12. Approval of a drainage study is required prior to submittal of the civil improvement plans.
13. Clark County Public Works (CCPW) concurrence with the results of the drainage study is required prior to approval of the civil improvement plans.

14. The public street geometrics, width of over-pave and thickness of the pavement sections will be determined by the Department of Public Works.
15. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 6332676 to request a scope.
16. The size and number of driveways and their locations are subject to review and approval by the City Traffic Engineer and must meet the standards set forth in North Las Vegas Municipal Code section 17.24.040 and Clark County Area Uniform Standard Drawing (CCAUSD) number 222.1, including throat depths. Conformance may require modifications to the site plan.
17. Right-of-way dedication and construction of a flared intersection, including a right turn lane, is required on Dorrell Ln. at Revere St. per CCAUSDs 201.1 and 245.1. The Revere Street frontage shall provide flaring for the dual left turn lanes per the same CCAUSDs.
18. Right-of-way dedication and construction of a RTC bus turn-out and loading pad and shelter is required on Revere St. north of Dorrell Ln. The applicant shall provide the bus stop placement within the exclusive right turn lane for the property per CCAUSD 234.4.
19. Right-of-way dedication and construction of a RTC bus turn-out is required on Revere St. north of Nelson Bay Ave. per CCAUSD 234.1.
20. Adjacent to any eighty (80) foot right-of-way, a common lot and/or landscape and pedestrian access easement, with a minimum width of five (5) feet, shall be provided behind the required bus turn-out.
21. Right-of-way dedication and construction of an exclusive right turn lane shall be required at the Dorrell Lane entrance opposite Grand Overlook St.
22. The western most driveway on Dorrell Lane shall be restricted to right in / right out only.
23. The developer shall ensure that the traffic signal at Revere Street and Nelson Bay Avenue is located in the ultimate buildout location, which may require signal relocation and easement dedication for the installation and maintenance of the traffic signal and all appurtenances.
24. Commercial driveways are to be constructed in accordance with Clark County Area Uniform Standard Drawing number 225, with minimum widths of 32 feet as measured from lip of gutter to lip of gutter.
25. In order to alleviate sawtooth pavement conditions in otherwise completely improved corridors, the developer is required to construct additional street

improvements, from the eastern boundary on Dorrell Lane to the existing development to the east. (Ref: NLVMC 17.24.160.K).

26. Dedication and construction of the following streets and/or half streets is required per the Master Plan of Streets and Highways and/or City of North Las Vegas Municipal Code section 16.24.100:
 - Dorrell Ln. (40' ½ street, from Revere St. to the existing development to the east)
 - Revere St. (50' ½ street)
27. Roadway improvements, within Clark County right-of-way, requires plan approval from Clark County Public Works.
28. Appropriate subdivision and/or parcel mapping is required to complete this project. All mapping shall be in compliance with NRS Chapter 278 and the City of North Las Vegas Municipal Code and associated Master Plans in effect at the time of subdivision and/or parcel map approval. Conformance may require modifications to the site
29. The 30' right-of-way depicted on the site plan vacation must record concurrently with the final map. Should the Order of Vacation not record within one/two year from the approval date, the vacation shall be deemed null and void.
30. The property owner is required to grant a public pedestrian access easement for sidewalk located within a common element, or on private property, when that sidewalk is providing public access adjacent to the right-of-way.
31. The property owner is required to grant a roadway easement for commercial driveway(s).
32. A revocable encroachment permit for landscaping within the public right of way is required.
33. The Property Owner is required to grant a 5' Public Utility Easement (PUE) along the property boundary adjacent to public right-of-way.
34. All dedications and easements shall be granted per the associated Map.
35. All off-site improvements must be completed prior to final inspection of the first building.
36. 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.

ATTACHMENTS:

Public Works Memorandum

Letter of Intent

Site Plan

Landscape Plan

Building Elevations

Constructed Car Washes & Active Car Wash Use Permits Map

Clark County Assessor's Map

Location and Zoning Map