

Project Justification Letter
For Time Extension of
Site Development Plan Review
and
Special Use Permits



1.2 acres
at: Northwest Corner of Sahara Avenue & Maryland Parkway

Submitted by:



Submitted on Behalf of:

Circle K Stores, Inc.

Submitted to:
City of Las Vegas Department of Planning
495 S. Main Street
Las Vegas, NV 89101

April 16, 2024

24-0223
04/22/2024

Project Description

Circle K Stores, Inc. proposes the construction of a new 5,200 square foot retail convenience store and a 4,902 square foot fuel canopy providing 8 gasoline dispensing pumps on approximately 1.2 acres. The property is located at the northwest corner of Sahara Avenue and Maryland Parkway as shown in the aerial photo below and is more specifically identified as APN 162-03-802-009 and portions of APNs 162-03-802-005 & 162-03-802-008.



The Property is currently zoned as C-1/Limited Commercial and planned for TOD-1, Transit Oriented Development. The existing structures and pavements will be demolished to make way for the new improvements.

Intent of Application

This application for Site Development Plan Review Extension of Time is in conjunction with Special Use Permit applications for Alcohol Sales Off-Premises and Gaming Establishment, Restricted. Circle K intends to sell beer, wine and spirits as well as operating gaming machines at this location. 21-0841-SUP1, 21-0841-SUP2, and 21-0841-SDR1 were approved on June 22nd, 2022. Per the conditions of approval the an extension of time may be filed for consideration by the City of Las Vegas if the approval has not been exercised. The project's final approval is pending the overall development work being completed so that the Circle K approvals may be finalized. The development schedule will not allow permits to be issued prior to the expiration date, but soon after. For this reason we respectfully request an extension allowing for the additional time needed to secure the permits and start construction.

The Property has existing commercial property to the north, east, south, and west consisting of commercial retail, dining and casino operations.

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The proposed project requires an update to the approved Site Development Plan Reviews 21-0009-SDR1 and 21-0335-SDR1, as well as additional Special Use Applications for Alcohol Off-Premises Sales and Gaming Establishment, Restricted, to ensure that the use will not have a significant adverse impact on the surrounding uses or the community-at-large. The purpose of this application is to demonstrate how the project meets the criteria as established by the City of Las Vegas.

Design Review

The project consists of a 5,200 sq ft convenience store with a 4,902 sq ft canopy over 8 fuel-dispensing pumps. This Circle K will be operated 24 hours per day, 7 days a week. The store will be staffed with approximately 3 to 8 employees depending on the shift.

Compatibility

Being located at the intersection of two minor arterial streets, this proposed project to construct a convenience store with gasoline-dispensing pumps is compatible with the redevelopment of the project known as Almond Grove at the northwest corner of Sahara Avenue & Maryland Parkway. This commercial center is an ideal use for this high-volume intersection, and the Circle K convenience store with commercial retail fueling fits within the Land Use guidelines and integrates well with the other commercial and retail services at the corner.

Additionally, the existing parcels in the vicinity of the intersection of Sahara Avenue and Maryland Parkway are similarly developed with commercial and retail services. While within convenient proximity to residential areas to provide needed shopping and services to the neighborhoods in this area, yet distant enough to not impact the quality of life for residents in their living spaces. The location of these services would not adversely affect the nearby residential areas.

Architectural Design

The proposed building will be one (1) story with a maximum height of twenty-three (23) feet, eight (8) inches. The store will include enhanced architectural elements and the use of a variety of materials and colors. The materials and colors will feature a range of tans and browns in the color palette, accented with the use of CMU split-face block and stone. The architectural theme is continued on the fuel canopy and monument signs to provide a consistent architectural theme for the development project. The canopy is designed to include vivid colors.

Circulation and Accessibility

Accessibility

Access to the Circle K will be provided by driveways shared with the surrounding commercial development. There will be two shared driveways, the existing right-in/right-out driveway on Sahara Avenue as well as a new right-in/right-out driveway on Maryland Parkway. These shared driveways will allow for cross access with future uses once the remainder of the parcel is developed. All driveways will be updated to current City of Las Vegas/Clark County standards.

Onsite Circulation and Parking

The design of the site provides for ample on-site circulation as well as space for fuel delivery parking. The pedestrian paths are clearly delineated by scored concrete and striping, and outdoor seating has been provided. Two ADA parking spaces are provided at the main building entrance. Total parking provided is 30 spaces and a bike rack is provided near the south building entrance.

Fuel Truck Route and Fuel Delivery

Fuel delivery truck will enter off of Sahara Avenue, turn into the Circle K parcel from the north and park over the fuel UST ports and deliver fuel working on passenger side for Safety. Fuel truck will exit via the same entry route onto Sahara Avenue.

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Landscaping, Walls & Screening

Along both roadway frontages, the landscape plan proposes to relocate existing Fan Palms, and also add drought-tolerant trees such as Palo Verde and Laurels. Other shrubs and groundcover will be provided to fulfill Design Standards.

Parking lot landscaping will be provided to include at least one tree per parking island, plus additional green shrubs.

The trash enclosure will be screened with a 6-foot-high masonry wall that will be painted with colors complementary to the store.

Signage

Signage details for this project will be provided per Development Standards. The colors will be the red-and-white corporate color scheme and the signs will be internally lighted, plus LED fuel product pricing signs. The foundation of pylon signs will be masonry and will be compatible with the colors of the store façade. Additional Circle K red-and-white signs will be placed on the fascia of the fuel canopy and the front of the store.

Protect Public Health, Safety and General Welfare

The proposed project does not anticipate adverse impacts resulting from the use. Any impacts will be mitigated or offset to the maximum practical extent. Adjacent properties are of the same land use. This project will be an appropriate transition from a high-volume intersection to the adjacent properties.

The use of Fuel Pumps does not anticipate adverse impacts on the natural environment resulting from the use. The site will be developed in accordance with approved plans and permits from the applicable City of Las Vegas and Clark County agencies. The latest vapor recovery technology will be installed to mitigate potential harmful fumes as a result of fueling operations. Emergency procedures for any mishaps during fueling operations are outlined in the store's operations manual.

Special Use Permit – Alcohol Off-Premises Beer, Wine

In accordance with Unified Development Code Title 19.12.070, the proposed use of Alcohol Off-Premises Beer, Wine Sales complies with the following Requirements:

Requirement 1

No beer/wine/cooler off-sale establishment shall be within 400 feet of any church/house of worship, school, individual care center licensed for more than 12 children, or City Park.

To conform to Title 19.18.030(F) Distance Separation Requirements, a Record of Survey has established a separate lot from the Almond Grove Commercial Subdivision. Per Paragraph 3(c):

- i. The parcel established by the Survey recorded as Instrument No. 00543 , Book No. 20220419, is not within 400 feet of any existing church/house of worship, school, individual care center licensed for more than 12 children, or City Park.
- ii. The Circle K parcel established by the Survey provides 30 parking spaces, 1 space per 175 sq ft of building area, per Section 19.12.070.
- iii. A direct pedestrian path from the Circle K store to the Sahara Avenue frontage, said path being located within the parcel lines of the Record of Survey. Additionally, vehicular access is provided directed to Maryland Parkway, the driveway is within the parcel lines of the Record of Survey.

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- iv. The parcel created by the Record of Survey has shared access driveways to the other parcels within the commercial subdivision.

Requirements 2 thru 5

Complies per Requirement 1. Additional waivers not required.

Requirement 6

The location of this Circle K is not adjacent to the Pedestrian Mall.

Special Use Permit – Gaming Establishment, Restricted

In accordance with Unified Development Code Title 19.12.070, the proposed use of Alcohol Off-Premises Beer, Wine Sales complies with the following Requirements:

Proposed Separation/Restrictions

Circle K proposes to operate up to 5 gaming machines in the convenience store. The operation is restricted to 400 foot separation from other gaming operations. There is an existing gaming establishment approximately 200 feet north of the proposed Circle K convenience store. Therefore, a waiver is requested for gaming in this location.

Summary

Circle K respectfully requests your consideration and approval of the proposed Extension of time for the existing approved Site Development Plan Review and Special Use Permits for Alcohol Off-Premises Sales and Gaming Establishment, Restricted. In conjunction with the Site Development Plan Review, the Special Use Permits will enable the redevelopment of this commercial site to bring a new and aesthetically pleasing facility on Maryland Parkway.

Should you have any questions or concerns regarding this request, please contact my office.

Sincerely,



Justin Pierce

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