

LARRY R. NELSON, P.E.
President

Project #: 1789-001-121

April 16, 2013

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City of Las Vegas Current Planning
333 N. Rancho Drive
Las Vegas, NV 89106
Attn: Yorgo Kagafas

**Re: Walgreens (2451 S. Decatur Blvd)
Site Development Plan Review Justification Letter
APN# 163-01-803-005 & a portion of 004**

Dear Yorgo,

On behalf of our client PECO NNN Development, LLC, we are pleased to submit this justification letter for a Site Development Plan Review, Special Use Permit for a Retail Establishment with Accessory Package Liquor Off-Sale & a Special Use Permit for Alternative Parking Standards for the proposed Walgreens located at the northwest corner of Sahara Avenue and Decatur Boulevard.

Our client is proposing to develop a 14,820 s.f. Walgreens pharmacy/retail store with a pharmacy drive thru lane located at the northwest corner of Sahara Avenue and Decatur Boulevard. This development will feature four-sided architecture with a complementary color palette. The building will feature split faced cmu/stucco with lots of glass positioned on either side of the entry doors for visibility. These elevations are brand new in the Vegas Valley and are part of the revitalization of the Walgreens stores currently going on in different parts of the country. This revitalization will dramatically change the exterior look while completely altering the interior feel of the stores, achieving a more customer friendly atmosphere by allowing more daylight into the building.

We understand that the proposed Walgreens pharmacy/retail store is currently proposed to be constructed on two adjacent parcels. We are in the process of preparing a Boundary Line Adjustment to alter the existing boundary to match the proposed site plan boundary.

Listed below are a few exceptions to Title 19.08.040 we are requesting for this Site Development Plan Review as it pertains to site design:

1. 19.08.040.B.5.b Building Façade - code requires at least sixty percent of the length of any façade that abuts a public street to be windows and arcades. The new design for the Walgreens stores, maximizes the amount of glass that can be placed on the building based on interior criteria for shelving and product displays. The design also integrates

NEVADA

**L. R. NELSON
CONSULTING ENGINEERS, INC.**

6765 West Russell Road, Suite 200
Las Vegas, NV 89118-1885

Phone 702 / 798-7978
FAX 702 / 451-2296
Email lnelson@lrneng.com

UTAH

**L. R. NELSON
CONSULTING ENGINEERS, L.L.C.**

51 West 9000 South
Sandy, UT 84070-2008

Phone 801 / 565-8580
FAX 801 / 565-9340
Email lrnengineers@lrnslc.com

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columns and varied projections both horizontal and vertical to add visual interest to the building sides.

2. 19.08.040.B.6.a Orientation – code states that building on corner lots “should” be oriented to the corner and to the street fronts, and “should” make a strong tie to the building lines of each street unless the applicant can demonstrate by substantial and convincing evidence that to do so would be infeasible. As you are aware, this particular corner has some of the highest traffic movements in the Vegas valley and therefore is also the most visible to motorists. This is why the proposed building placement was oriented toward Sahara Avenue and away from Decatur Boulevard. The owner of the property has requested this proposed location based on negotiations with other possible developers/tenants for the remaining portion of their overall site and do not want to restrict the visibility from the north bound traffic along Decatur Boulevard. We understand the City of Las Vegas Planning Staff’s recommendation to orient the structure to the corner, but according to Title 19.08.040.B.6.a buildings “should” be oriented towards the corner. However, this is infeasible based on the marketability of the overall site that is currently under the same ownership. If this parcel was a portion of a shopping center on ten acres or a stand-alone parcel then we could agree with staff and their recommendation, although in this instance, this is not the case.
3. 19.08.040.C Shade Structures – we are not providing separate shade structures onsite but are providing shade canopies that will be attached to the face of the building covering portions of the pedestrian walkways.
4. 19.08.040.E.4.b.i.C Refuse collection and dumpsters – Walgreens does not use regular dumpsters, they use sealed compactors which will not allow a roof enclosure of any kind based on the way the containers are picked up by the trucks and transported offsite. We are proposing an eight foot (8’-0”) high screen wall with matching elements that will tie to the overall building and are providing metal gates that will be positioned away from public view. Other exterior storage areas will be enclosed with similar materials and will have roofs over them.
5. 19.08.040.F.8.a Landscape Materials – We are requesting an exception from the Title 19 standards for perimeter landscape requirements between parcels.
 - a. On our north property line we are requesting to eliminate the required perimeter landscaping altogether, since our property line runs down the middle of a driveway that we share with the adjacent property owner.
 - b. We are also asking to eliminate the perimeter landscaping requirement for the portion that is covered by the shared access drive aisle with the property to our west (approximately 40’-0”). On the remaining portion of the westerly property line we are providing the required perimeter landscaping.

The request for the Special Use Permit for a retail Establishment with Accessory Package Liquor Off-Sale Use, is for the sales of package liquor for off-site consumption. These package liquor sales would be sold in their

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original containers and packaging for patrons to consume off of the Walgreens premises. Package liquor sales have been approved at many different Walgreens around the Vegas Valley and have not had any negative impacts on surrounding developments.

The request for a Special Use Permit for Alternative Parking Standard (19.18.030.4.D) attached please find a copy of our Parking Demand Analysis. The attached parking demand analysis shows a lesser parking demand for the proposed development than is otherwise required by LVMC 19.12. This Parking Demand Analysis supports the number of spaces that we have provided in the design of the site.

With these thoughts in mind, we respectfully request Staff's recommendation for approval for all three of our applications, the Site Development Plan Review and both Special Use Permits.

If you have any questions or comments, please feel free to contact me at your earliest convenience.

Sincerely,
L. R. NELSON CONSULTING ENGINEERS, INC.



Mark Bangan
Planning Manager

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