



Planning Commission Agenda Item

Date: December 09, 2020

Item No: 26.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Robert Eastman

SUBJECT: SUP-44-2020 2595 NORTH LAS VEGAS BOULEVARD CENTER (Public Hearing). Applicant: Sean Nourani Architect. Request: A special use permit in a C-2 (General Commercial District) to allow a vehicle washing establishment. Location: 2595 Las Vegas Boulevard North.

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DESCRIPTION: (APN 139-133-01-001)

The applicant is requesting a special use permit to allow a vehicle washing establishment located at 2595 Las Vegas Boulevard North. The applicant is proposing to build an approximate 3,400 square foot carwash. The hours of operation will be Monday thru Friday 7:00 a.m. to 7:00 p.m. and Saturday and Sunday 8:00 a.m. to 5:00 p.m.

BACKGROUND INFORMATION:

Previous Action
N/A

RELATED APPLICATIONS:

Application #	Application Request
SUP-45-2020	A special use permit in a C-2 (General Commercial District) to allow a vehicle boat or RV service facility.
SUP-46-2020	A special use permit in a C-2 (General Commercial District) to allow a mini-warehousing establishment.

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Downtown Business District	C-2, General Commercial District	Undeveloped
North	Downtown Business District	R-1, Single-Family Low Density Residential District	Single-Family Residential
South	Downtown Business District	C-2, General Commercial District	Mini-warehouse and Commercial
East	Downtown Business District	C-2, General Commercial District	Commercial
West	Downtown Business District	R-1, Single-Family Low Density Residential District and C-2, General Commercial District	Single-Family Residential and Commercial

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.
Economic Development:	See attached memorandum.

ANALYSIS

The applicant is requesting Planning Commission approval of a special use permit to allow a vehicle washing establishment located at 2595 Las Vegas Boulevard North. The applicant is proposing to develop a 3,000 square foot washing tunnel and 400 square foot of equipment room for a self-service drive thru carwash on the site. The operating hours will be Monday thru Friday 7:00 a.m. to 7:00 p.m. and Saturday and Sunday 8:00 a.m. to 5:00 p.m.

The proposed site has two (2) existing access drives and is proposing an access easement. One access is provided from Las Vegas Boulevard North and is a shared access for all three uses. The Las Vegas Boulevard access point appears to be the principal egress for the development. The second access is a continuation of Cartier Avenue. Cartier Avenue is a residential street to the west of the proposed site. The City is recommending that this access point be closed. The applicant should provide a cul-de-sac for Cartier Avenue on their property and restrict access to the adjacent residential properties by placing an emergency access gate along Cartier Avenue. The third proposed access point is an easement at the northeast corner of the site that connects to the existing mini-storage to the east.

The sidewalk along Las Vegas Boulevard is existing and will not be modified by the proposed development. An existing sewer line is located within the Cartier Avenue right-of-way. The easement continues through the property in a straight line to Las Vegas Boulevard. This easement creates some development challenges for the site. Because of the easement, the applicant is proposing between 24 and 41 feet of landscaping along Las Vegas Boulevard. Additionally, the car wash will be set at a slight angle from the street to help accommodate the easement. The applicant's site plan also has a twenty-five (25) foot landscape buffer adjacent to the existing residential to the north and west of the property. The applicant appears to be in compliance with landscaping requirements of code.

Parking is calculated for a carwash as one (1) space for every 200 square feet of floor area. The site plan indicates 18 parking spaces are proposed for the vehicle washing establishment where approximately 16 spaces are required. The applicant is proposing to use all 18 spaces as vacuum areas for the proposed carwash. The applicant's site plan does provide the required queuing area for the cars waiting for the carwash. The applicant has also provided six (6) feet of foundation landscaping for the carwash site as required.

The applicant provided elevations for the proposed carwash, the elevations show a concrete stucco building with a tan color on certain areas. The site plan also indicates that the applicant is using very bright colors on the building as well. The colors do not comply with code requirements for neutral colors indigenous to the valley. The applicant may use brighter colors, but those colors are for accent only. The elevations depict the colors being used as the primary building colors and do not comply with the commercial design standards. The applicant also provided an elevation for the trash enclosure that appears to be the same colors and materials as the main building. The applicant will need to comply with the commercial design standards for building colors but this can be reviewed at the time of building permits.

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

Staff has no objections to the proposed use. The proposed use is should not create a negative impact on the surrounding land uses, it is consistent with the C-2, General Commercial District zoning designation and the Downtown Business District, and is compatible with the surrounding area.

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. Applicant will need to comply with the color requirements of the Commercial Design Standards.

Public Works:

3. 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.
4. Approval of a drainage study is required prior to submittal of the civil improvement plans. Conformance may require modifications to the site plan.
5. The size and number of access points and their locations are subject to review and approval by the City of North Las Vegas Traffic Engineer and must meet the standards set forth in *North Las Vegas Municipal Code* section 17.24.040. Conformance may require modifications to the site.
6. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.1 and 225.
7. The property owner is required to grant a roadway easement for commercial driveways.
8. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
9. 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.
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. A queuing analysis may be required.
11. Cartier Avenue shall terminate in a cul-de-sac that meets Fire Safety requirements. No access shall be granted from Cartier Avenue to this proposed commercial development with the exception of emergency access only.

ATTACHMENTS:

Public Works Memorandum
Economic Development Memorandum
Letter of intent
Site Plans
Building Elevation
Clark County Assessor's Map
Location and Zoning Map