



Planning Commission Agenda Item

Date: June 08, 2022

Item No: 13.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Johanna Murphy

SUBJECT: SUP-17-2022 TOMMY'S EXPRESS CAR WASH (Public Hearing).
Applicant: H.G. Klover Architect. Request: A special use permit in a C-2 (General Commercial District) to allow a vehicle washing establishment. Location: Generally the southeast corner of North 5th Street and Deer Springs Way. (Ward 4)

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION: (a portion of APN 124-23-316-010)

The applicant is requesting a special use permit to allow an approximately 4,550 square foot carwash building containing a 122.5-foot washing tunnel located at the southeast corner of North 5th Street and Deer Springs Way on approximately 0.86 acres (37,250 square feet). The site is zoned C-2, General Commercial with a land use designation of Mixed-Use Commercial.

BACKGROUND INFORMATION:

Previous Action
City Council approved an amendment to the Comprehensive Master Plan (AMP-40-06) on November 21, 2006 from Regional Commercial to Mixed-Use Commercial.
City Council approved an amendment to the Comprehensive Master Plan (AMP-65-05) at the January 23, 2006 from Low Density Residential to Regional Commercial.
City Council approved Ordinance No. 2219 (ZN-71-05) on January 23, 2006 to reclassify property from R-E, Ranch Estates Residential District to C-2, General Commercial District.
City Council approved a site plan review (SPR-60-05) on January 23, 2006 for a 35+ acre commercial retail development.
City Council approved a vacation request (VAC-31-05) on January 23, 2006 to vacate Hope Street and Engle Avenue.
Planning Commission approved a tentative map (T-1237) on January 25, 2006 for one-lot commercial subdivision.
Planning Commission approved a special use permit (UN-123-05) on November 22, 2005 for a bank with a drive thru and fast food restaurant with drive-thru.

Planning Commission approved a special use permit (UN-124-05) on November 22, 2005 for a bank with a drive thru and fast food restaurant with drive-thru.

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Mixed-Use Commercial	C-2, General Commercial District	Deer Springs Crossing Commercial Plaza
North	Mixed-Use Commercial	C-2, General Commercial District	Deer Springs Town Center Commercial Plaza
South	Mixed-Use Commercial Multi-Family Residential	C-2, General Commercial District and R-3, Multi-Family Residential District	Multi-Family Residential
East	Mixed-Use Neighborhood and Low Density Residential	C-2, General Commercial District and R-1, Single Family Low Density Residential District	Developing Mini-storage warehouse, existing Panda Express restaurant and undeveloped commercial
West	Mixed-Use Commercial and Community Commercial	C-2, General Commercial District	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.

ANALYSIS:

The applicant is requesting approval of a special use permit to allow a vehicle washing establishment (car wash) at the southeast corner of North 5th Street and Deer Springs Way. The applicant's letter of intent states that the applicant will construct a 4,550 square foot building containing a 122.5-foot washing tunnel on approximately 0.86 (37,250 square feet) acres. The proposed carwash will be set back from the perimeter streets are located within the interior of the parcel. All operations will take place at the rear of the building. The carwash will be located in an existing commercial center.

The existing commercial center, Deer Springs Crossing, is approximately thirty-five (35) acres and has been under development for approximately fifteen (15) years. The originally approved site plan allows for approximately 345,000 square feet of commercial. Since Kohl's was constructed in 2007 several dining establishments have been constructed including McDonalds, Subway, Panda Express and Sean Patrick's Pub & Grill. In addition to the dining establishments, there is also an auto service facility (Discount Tire), a Dollar Loan Center and a convenience store with gas pumps. The proposed vehicle washing establishment is not in conjunction with the existing convenience food store with gas pumps. The proposed use is a stand-alone facility.

Access to the proposed vehicle washing establishment (car wash) is from existing shared driveways located on North 5th Street, Deer Springs Way and Rome Boulevard. Vehicle stacking would occur on the northwest side of the building and enter the building on the west side. Typically, the stacking area for the car wash includes an exit area before customers enter the washing tunnel. These exit areas are included in the event the customers decide not to enter the washing tunnel. The applicant should consider revising the site plan to include an exit area prior to the washing tunnel. Customers would then be able to either leave the facility or enter into the vacuum area on the south east side of the building.

The site plan contains 12 vacuum parking spaces and 13 standard parking spaces for total of 25 parking spaces. The Deer Springs Crossing commercial center was required to provide 1,586 parking spaces for the entire center and 1,825 parking spaces are provided. While not specifically shown on the site plan, it appears there are

approximately 18 vehicle queuing spaces before the entrance to the washing facility. The proposed site plan provides the required vehicle parking and vehicle stacking areas.

The proposed floor plan for the car wash includes a vacuum area. When located adjacent to the building, the vacuums are set on the sidewalk and not within the parking space. The floor plan also shows an unobstructed portion of the sidewalk behind the vacuums ranging in width from three feet six inches (3'-6") to six feet eight inches (6'-8"). For the five vacuum parking spaces not adjacent to the building, the vacuums are set within the parking space. These spaces are approximately twenty-five feet in length, which is seven feet longer than the average parking space. The applicant submitted a photo of the proposed vacuums. Both the vacuums and the individual shade coverings over each vacuum are red in color. Red is not a color indigenous to the Las Vegas Valley but may be used as an accent color on the vacuums and shade coverings.

The proposed site plan and building elevations are generally in compliance with the commercial design standards for a vehicle washing establishment. As shown on the site plan, the car wash building is 122.5 feet in length and 43.5 feet in width. The overall roof line is eighteen feet in height with the highest point of the building at twenty-four feet in height. The building has a modern architectural design with an emphasis on the rectangular form and has clean sharp lines. The design incorporates several horizontal lines to break up the building mass as well as angled wall and roof lines. The building elevations submitted during the building permit process should substantially match the building elevations submitted with this special use permit.

The proposed elevations show the building is constructed with modular metal panels. The applicant is also proposing to use fiber cement panel as accents. The colors submitted are called out as dark grey, grey variations and light grey. The remainder of the commercial center's color palette is mostly shades of brown, tan and taupe. Some modifications to the proposed color palette may be required to coordinate the existing commercial buildings within the Deer Springs Crossing commercial center. This is a relatively minor change which can be addressed during the building permit process.

The site plan includes a trash enclosure. The applicant did not submit elevations for the trash enclosure. The enclosure should match the existing trash enclosures in the commercial center. The existing trash enclosures are constructed with tan colored split face block with a light taupe colored trellis roof and gate. The proposed trash enclosure has landscaping along two sides. The location of the trash enclosure should be shifted to allow for six-feet of landscaping along the three sides. The parking area has two more parking spaces than required that can be modified to help accommodate the landscape buffer around the trash enclosure.

The applicant did not submit a landscape plan. The proposed location of the vehicle washing establishment is within the interior of the commercial center. The site will require foundation landscaping and parking lot landscaping. The site plans contains five vacuum parking spaces along the project boundary with an adjacent sidewalk. This area should include a five foot planting area. The parking spaces in this area are twenty-five feet in length. The parking space can be adjusted to accommodate the landscape planter in this area. This is minor and can be reviewed during the building permit process.

Staff has no objections to the proposed use. The proposed use is consistent with the C-2, General Commercial District zoning designation and the Mixed-Use Commercial Comprehensive Master Plan land use designation, and is compatible with the existing uses of the commercial center and should be compatible with the surrounding neighborhood.

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.

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. Building elevations shall substantially comply with the proposed building elevations submitted as part of the special use permit. A modification to the color palette is required to match the color palette of the Deer Springs Crossing commercial center.
3. Adjust the location of the trash enclosure to allow for six feet of landscaping on all three sides that do not include the gate.
4. Add five feet of landscaping adjacent to the five vacuum parking spaces along the southeast project boundary line.

Public Works:

5. 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.
6. Approval of a drainage study is required prior to submittal of the civil improvement plans. Conformance may require modifications to the site plan.

ATTACHMENTS:

Public Works Memorandum
Letter of Intent
Site Plan
Floor Plan
Building Elevation
Vacuum Area Photo
Clark County Assessor's Map
Location and Zoning Map