



Planning Commission Agenda Item

Date: August 10, 2022

Item No: 14.

TO: Planning Commission

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

SUBJECT: SUP-26-2022 CAR WASH (Public Hearing). Applicant: Blue Speed LLC.
Request: A special use permit in a C-1 (Neighborhood Commercial District) to allow a vehicle washing establishment. Location: Generally the northwest corner of Cheyenne Avenue and Martin L King Boulevard. (Ward 2) (For Possible Action)

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION: (APN 139-09-401-012)

The applicant is requesting a special use permit to allow a vehicle washing establishment (car wash) within a C-1, Neighborhood Commercial District. The proposed car wash facility will include a 4,550 square foot building with a 120-foot washing tunnel. This car wash will be located at the northwest corner of Cheyenne Avenue and Martin L King Boulevard on approximately 0.99 acres. The subject site's Comprehensive Master Plan land use designation is Neighborhood Commercial.

BACKGROUND INFORMATION:

Previous Action
City Council approved an amendment to the Comprehensive Master Plan (AMP-40-06) on November 21, 2006 from Neighborhood Commercial to Community Commercial.
City Council approved Ordinance No. 2085 (ZN-132-04) on February 2, 2005 for a property reclassification from PUD, Planned Unit Development District to C-1, and Neighborhood Commercial District.

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Community Commercial	C-1, Neighborhood Commercial District	Vacant
North	Single Family Low Density Residential	PUD, Planned Unit Development District	Existing single family homes
South	Community Commercial	C-1, Neighborhood Commercial District	Am Pm convenience food store with Arco gas pumps with a carwash
East	Community Commercial	PUD, Planned Unit Development District	Cheyenne Marketplace commercial center
West	Single Family Low Density Residential	PUD, Planned Unit Development District	Existing single family homes

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 Planning Commission approval to allow a vehicle washing establishment (car wash) located at the northwest corner of Cheyenne Avenue and Martin L King Boulevard. The letter of intent states that the applicant will construct a 4,550 square foot building containing a 120-foot washing tunnel on approximately 0.99 acres.

The letter of intent also states the car wash will be automated and employ two (2) to three (3) people, with hours of operation between 7 a.m. to 9 p.m., daily. This time frame is also consistent with the hours of operation established by the City Council for

the adjacent car wash associated with the Arco Am Pm, as such staff recommends these time frames be established as a condition of approval. In addition, because of its close proximity to residential, staff recommends that additional trees be provided adjacent to the residential property lines to help screen and reduce operation noises from the car wash.

According to the site plan, the proposed vehicle washing establishment is located toward the northern portion of the existing commercial center. Access to the subject site will be from a shared driveway with the existing convenience food store (Arco Am Pm). Vehicle stacking would occur along the north side of the building with the entrance to the carwash on the west side. The exit will be located on the east end of the building closest to Martin L King Boulevard. The applicant has indicated that the blower for the proposed car wash is located at the exit to the car wash near Martin L. King Boulevard, in an effort to keep it as far from residential uses as possible. Customers would be able to either leave the facility or enter into the vacuum area on the south side of the building.

The site plan includes 18 vacuum spaces and three (3) standard spaces for an overall total of 21 parking spaces. The site plan also shows eleven (11) vehicle stacking spaces before the entrance to the washing facility. The proposed site plan provides the required vehicle parking and stacking spaces.

The applicant did not submit a landscape plan. The perimeter landscaping along Martin L King Boulevard should be twenty (20) feet in width including a five (5) foot sidewalk. There is an existing curvilinear sidewalk along Martin L King Boulevard. The perimeter landscape area should include street trees planted twenty (20) feet on center and a mix of shrubs and plants to achieve a minimum ground coverage of 50% within two years of planting. A twenty (20) foot landscape buffer is needed adjacent to the northern and western property lines to buffer the existing residential from the proposed use. Additional landscaped islands are shown at the end of the parking rows, at the entrance to the car wash, and between the existing drive aisle and the new vacuums stalls. The width of the proposed planter between the existing drive and the vacuum stalls ranges from zero-feet to five-feet in width. This landscape planter should be a minimum five (5) feet in width for the length adjacent to the vacuum parking stalls. These changes are minor and the landscape plan can be reviewed as part of the building permit process.

Building elevations depict a building with a height of approximately 18 feet, with an entry tower of 35 feet and an exit tower of 24 feet. The primary building materials appear to be stucco on the sides and a portion of the entrance to the car wash with metal siding at the entrance and exit to the building. Additional architectural features include a metal fascia at various locations on the building. The building elevations also include decorative metal rings with some rings containing perforated metal panels on the sides

of the building. While specific colors have not been indicated, the building elevations contain shades of yellow, blue, and grey metal.

The proposed site plan and building elevations are in general compliance with the commercial design standards for a vehicle washing establishment. However, minor amendments are necessary to fully bring the site and building into compliance with the design standards.

The applicant is proposing metal siding for portions of the building. According to the Zoning Ordinance, the preferred exterior materials for commercial buildings are stone, stucco, colored or exposed aggregate or textured finish concrete, decorative block or brick. However, simulated materials may also be acceptable, if it provides a look similar to the preferred materials. While staff has no objections to the use of metal siding as an accent in a variety of locations, the proposed metal siding at the entrance and exit towers is too much and modifications are needed. This will allow the building to be more compatible with the existing convenience store and the development in the surrounding area.

The applicant is proposing that a portion of the building be allowed at 35 feet in height, which is the maximum height allowed in this district. However, in comparing this car wash with other car washes, the height appears to be excessive. Therefore, to help ensure the proposed building is in scale with the surrounding residential and adjacent convenience store, staff is recommending that the maximum height be set at no more than 24 feet.

In addition, the building elevations indicate several decorative metal rings on the sides of the building. These decorative rings would be considered as signage. Wall signs must not exceed 15 percent of the wall area. When building permits are requested, the applicant will need to scale down these rings to ensure the overall wall signage does not exceed 15 percent.

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 consistent with the zoning designation, Comprehensive Master Plan, and should be compatible with the adjacent uses and surrounding neighborhood with the suggested modifications.

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. All signage for the subject site, including wall signage shall comply with Title 17 requirements.
3. Textured paint shall be used on the metal siding proposed at the entrance and exit of the car wash.
4. The maximum height for any portion of the building shall not exceed 24 feet.
5. A twenty (20) foot landscaped buffer shall be provided along the north and west property lines. In addition, two (2) offset rows of trees shall be provided at 10 feet on center.
6. The landscape planter along the south end of the parking adjacent to the vacuum parking spaces shall be a minimum of five (5) in width.
7. Hours of operation shall be limited to 7:00 a.m. to 9:00 p.m.

Public Works:

8. All known geologic hazards shall be shown on the site plan and the civil improvement plans. Subsequent identification of additional hazards may substantially alter the original site plan.
9. Approval of a drainage study is required prior to submittal of the civil improvement plans.
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. 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.
12. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Numbers 225 and 222.1.
13. The property owner is required to grant a roadway easement for commercial driveway(s).
14. 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
Floor Plan
Building Elevation

Vacuum Canopy Exhibit
Clark County Assessor's Map
Location and Zoning Map