



Planning Commission Agenda Item

Date: September 14,
2022

Item No: 19.

TO: Planning Commission

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

SUBJECT: SUP-38-2022 TERRIBLE HERBST @ ANN & VALLEY CAR WASH (Public Hearing). Applicant: Doumani Holdings, LLC. Request: A special use permit in a C-1 (Neighborhood Commercial District) to allow a vehicle washing establishment. Location: Northwest corner of Ann Road and Valley Drive. Ward 3 (For Possible Action).

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION: (APN 124-30-401-021)

The applicant is requesting a special use permit to allow a vehicle washing establishment within a C-1, Neighborhood Commercial District. The subject site is 3.88 acres in size. The proposed vehicle washing establishment will be located at northwest corner of Ann Road and Valley Drive. The subject site's Comprehensive Master Plan land use designation is Neighborhood Commercial.

BACKGROUND INFORMATION:

Previous Action
On June 19, 2019, City Council approved Ordinance No. 2972 (ZN-16-19) reclassifying the property from PUD, Planned Unit Development District to C-1, Neighborhood Commercial.
On June 19, 2019, City Council approved an amendment to the Comprehensive Master Plan Land Use Map, AMP-08-91 from Medium Density Residential to Neighborhood Commercial.
On May 8, 2019, Planning Commission approved a special use permit (UN-51-19) to allow a convenience food store with gas pumps.

RELATED APPLICATIONS:

Application #	Application Request
SUP-36-2022	Request for a special use permit to allow a convenience food store with gas pumps.

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Neighborhood Commercial	C-1, Neighborhood Commercial District	Undeveloped
North	Single Family Medium Residential	PUD, Planned Unit Development District	Existing single family homes
South	Single Family Medium Residential	R-CL, Single Family Compact Lots District	Existing single family homes
East	Single Family Medium Residential	PUD, Planned Unit Development District	Existing single family homes
West	Neighborhood Commercial and Community Commercial	C-1, Neighborhood Commercial District and PUD, Planned Unit Development District	Undeveloped commercial and existing single family homes

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	See attached memorandum.
Police:	No Comment.
Fire:	No Comment.
Clark County Department of Aviation:	No Comment.
Clark County School District:	No Comment.

ANALYSIS:

The applicant is requesting a special use permit to allow a vehicle washing

establishment. The site is zoned C-1, Neighborhood Commercial District, and is located on the northwest corner of Ann Road and Valley Drive on approximately 3.88 acres. The proposed vehicle washing establishment (car wash). The proposed site plan also includes a convenience food store with gas pumps which is not part of this special use permit application. The convenience food store with gas pumps will be reviewed under a different special use permit (SUP-36-2022) also on tonight's Planning Commission agenda for consideration.

According to the applicant's letter of intent, the proposed car wash will be attached to the proposed convenience food store with gas pumps (SUP-36-2022). The proposed car wash is approximately 1,140 square feet and will be attached to a convenience store that is approximately 4,500 square feet in size.

Access to the site is proposed from two (2) entrances: one (1) from Ann Road (100-foot right-of-way) and one (1) from Valley Drive (80-foot right-of-way). The proposed site plan includes 23 parking spaces designated for the convenience store and the automobile washing establishment (car wash). The required parking for the convenience food store with gas pumps is 21 off-street parking spaces. The self-service car wash is required to have three (3) parking spaces. Therefore, the required parking for both uses is 24 parking spaces. Automatic drive-thru car washes also require a minimum of two (2) vehicle stacking spaces outside of the car washing bay. Stacking for approximately four vehicles is provided. The proposed site plan includes the required vehicle stacking areas but one additional parking space is needed. The addition of the one (1) required parking space is considered a minor modification to the site plan and may be addressed during the building permit process.

The proposed building elevation for the car wash includes a three (3) coat stucco exterior finish with stone veneer accents, and a smooth block base wainscoting. There are also decorative light fixtures that match the convenience food store located on all sides of the car wash. The building height for the car wash attached to the north side of the convenience food store, is approximately 19-feet. The convenience food store building height is 32-feet to the top of the roof at the customer entrance, 24-feet in height to the top of the metal accents panels and 22-feet for the remainder of the building. The height of the carwash is less than the convenience food store. The building design includes a combination of brown, taupe and grey shades of color. The proposed site plan and building elevations are generally in compliance with the commercial design standards. The architecture design and colors will be reviewed as part of the building review process.

The surrounding neighborhood is primarily single family residential to the north, south east and west of the subject site. There is a Tommy's Express Car Wash located more

than one-quarter (1/4) mile to the west of the proposed car wash. The Tommy's Express Car Wash is located south of Ann Road and is part of the commercial development at the intersection of Ann Road and Decatur Boulevard. The proposed car wash would be located on the north side of Ann Road.

Staff has no objections to the proposed use for a vehicle washing establishment (car wash). The addition of the proposed car wash to the convenience food store with gas pumps should not create a negative impact on the surrounding neighborhood. Staff recommends approval subject to conditions.

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. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.

Public Works:

2. 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.
3. Approval of a drainage study is required prior to submittal of the civil improvement plans. Conformance may require modifications to the site plan.
4. 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.
5. The property owner is required to grant a roadway easement for commercial driveway(s).
6. The property owner is required to grant a public pedestrian access easement for sidewalk located within a common element when that sidewalk is providing public access adjacent to the right-of-way and a minimum width of five (5) feet shall be provided behind the required bus turn-out.
7. When submitting the civil improvement plans to the Department of Public Works for review, the developer must provide a copy of the Covenants, Conditions, Restrictions and Easements that will establish the provisions for cross access/reciprocal parking, surface and/or underground drainage facilities and utilities crossing property lines, development and maintenance of the property and improvements. The document must be recorded prior to approval of the civil improvement plans.

ATTACHMENTS:

Letter of Intent
Site Plan
Building Elevations
Floor Plan
Clark County Assessor's Map
Location and Zoning Map