



Planning Commission Agenda Item

Date: May 12, 2021

Item No: 5.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Amy Michaels

SUBJECT: SUP-24-2021 WOW CAR WASH (Public Hearing). Applicant: S.T. Enterprises, LLC. Request: A special use permit in a C-2 (General Commercial District) to allow a vehicle washing establishment. Location: Generally the northwest corner of Centennial Parkway and North 5th Street. (Ward 4)

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DESCRIPTION: (a portion of 124-22-801-026)

The applicant is requesting a special use permit to allow an approximately 4,743 square foot carwash building containing a 135-foot washing tunnel located at northwest corner of Centennial Parkway and North 5th Street on approximately 1.29 acres. The site is zoned C-2, General Commercial with a land use designation of Mixed-Use Commercial.

BACKGROUND INFORMATION:

Previous Action
City Council approved Ordinance No. 3043 (ZN-12-2020) on October 21, 2020 to reclassify the property from C-1, Neighborhood Commercial and R-4, High Density Residential to C-2, General Commercial District.

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Mixed-Use Commercial	C-2, General Commercial District	Undeveloped
North	Mixed-Use Commercial	C-2, General Commercial District	Undeveloped
South	Mixed-Use Commercial	R-4, High Density Residential District	Multi-Family Residential
East	Mixed-Use Neighborhood	PUD, Planned Unit Development District	Undeveloped
West	Mixed-Use 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 at the northwest corner of Centennial Parkway and North 5th Street. The applicant's letter of intent states that the applicant will construct a 4,743 square foot building containing a 135 foot washing tunnel on approximately 1.29 acres. The proposed carwash will face Centennial Parkway and all operations will take place at the rear of the building. The carwash will be located adjacent an existing commercial center.

Access to the proposed vehicle washing establishment is from an existing driveway located on Centennial Parkway. The proposed site plan shows that the queuing for the carwash will be located onsite.

The proposed site plan and building elevations are generally in compliance with the design standards for a vehicle washing establishment. The proposed elevations show stucco with brick accents. The colors submitted are called out as white and harvest brown which are not indigenous to the valley. Some modifications to the color palette may be required. These are relatively minor and the materials and building colors will be reviewed at the time of the building permit submittal. Elevations for the trash enclosure were also submitted. The trash enclosure appears to be using the same materials and colors as the primary building, and contains a roof and appropriate landscaping around the structure.

The applicant will be required to provide perimeter landscaping and a sidewalk along Centennial Parkway. The required perimeter landscaping is fifteen (15) feet including the five (5) foot sidewalk centered within the landscaping. This will be reviewed during the civil improvement and building permit process.

The site plan indicates 25 parking spaces are proposed for the vehicle washing establishment where approximately 21 spaces are required. The site plan also shows nine (9) vacuum spaces located on the site. Currently, the site plan contains a ten (10) foot landscape buffer between commercial uses to the west and east, which is in compliance with the commercial design standards.

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 areas and 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. All queuing for the carwash shall be maintained onsite.

ATTACHMENTS:

Public Works Memorandum
Letter of Intent
Site Plan
Elevation
Clark County Assessor's Map
Location and Zoning Map