



# Planning Commission Agenda Item

Date: November 08, 2017  
Item No: 13.

**TO:** Planning Commission

**FROM:** Alfredo Melesio, Jr., AICP, Director Land Development & Community Services

Prepared By: Marc Jordan

**SUBJECT: UN-54-17 (60001) CAR WASH (Public Hearing).** Applicant: Beaudée Corp. Request: A special use permit in a C-2 (General Commercial District) to allow a vehicle washing establishment. Location: North of Craig Road, approximately 450 feet east of North 5<sup>th</sup> Street. (APN 139-02-214-004). (For possible action)

**RECOMMENDATION:**

The Land Development and Community Services Department recommends that UN-54-17 be approved subject to conditions listed.

**GENERAL INFORMATION:**

Comprehensive Plan:	Mixed-Use Commercial
Existing land use and zoning:	Undeveloped; C-2, General Commercial District
Surrounding land use and zoning:	<p><u>North:</u> Single-Family Residential and Drainage Channel; R-1, Single-Family Low Density District and C-2, General Commercial District</p> <p><u>West:</u> Green Valley Grocery Convenience Store, Storage One and Undeveloped; C-2, General Commercial District</p> <p><u>East:</u> Single-Family Residential and Undeveloped; R-1, Single-Family Low Density District, C-2, General Commercial District, and PUD, Planned Unit Development District</p> <p><u>South:</u> Undeveloped; PUD, Planned Unit Development District</p>

**BACKGROUND INFORMATION:**

The applicant is requesting Planning Commission approval to allow a vehicle washing establishment. According to the site plan, the proposed establishment will be fully automated.

According to the site plan, the proposed vehicle washing establishment is approximately 5,433 square feet in size and is located north of Craig Road with the queuing lanes between the building and perimeter landscaping. *(Note: The site plan notes indicates the occupied portion of the building is 2,380 square feet in size and the wash bay is 3,053 square feet in size.)* Access to the subject site is proposed by existing shared driveway located to the west and a new driveway east of the building. Vehicle stacking would occur on the south side of the building and enter the building on the west side. Customers would then be able to either leave the facility or enter into the vacuum area on the north side of the building.

The site plan shows 15 vacuum islands and 18 standard parking spaces for an overall 33 parking spaces where approximately 12 parking spaces are required. While not specifically shown on the site plan, it appears there are approximately 18 vehicle queuing spaces before the entrance to the washing facility.

Approximately 15 feet of landscaping, which includes the sidewalk is proposed next to Craig Road. Additional landscaped areas are shown at the end of the parking rows and next to the wall of the proposed RV storage facility. *(Note: A special use permit [UN-53-17] for the proposed Vehicle, Boat, and RV Storage Facility is also on this agenda for Planning Commission consideration.)*

Building elevations depict a building with an overall height of approximately 28 feet. The primary building materials appears to be insulated glass on the sides with aluminum metal panels surrounding the building. Additional architectural features such as split face block, architectural block (fiber cement panels), precast stone, and various metal accents are also proposed in various locations on the building. The building elevations also indicate an acrylic roof system. The building elevations indicate primary color is red for the entry and exit to the washing facility.

**DEPARTMENT COMMENTS:**

Public Works:	Please see the attached memorandum.
Police:	No comment.
Fire:	Please see the attached memorandum.

**ANALYSIS**

The proposed site plan and building elevations are in general compliance with the 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 aluminum metal panels for a majority 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, provided it provides a look similar to the preferred materials. While staff has no objections to the use of aluminum metal panels and accents in a variety of locations, the front and rear of the buildings where red is proposed, a textured paint should be used. This will give the appearance of a stucco exterior and help bring the building into compliance with the design standards for commercial buildings.

### **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 Plan, and should be compatible with the adjacent uses and surrounding neighborhood.

### **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. Textured paint shall be used on the aluminum panels at the entrance and exit of the building that are proposed to be painted red.

***Public Works:***

3. 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.
4. 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.
5. The property owner is required to grant a roadway easement for commercial driveways.
6. The easternmost access location (RV storage outbound) shall have its gate located in close proximity to the sidewalk in order to prevent errant vehicles turning into this location.
7. 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.
8. 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.
9. 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.

10. Approval of a drainage study is required prior to submittal of the civil improvement plans.

**ATTACHMENTS:**

Public Works Memorandum  
Fire Prevention Memorandum  
Letter of Intent  
Site Plan  
Building Elevations  
Floor Plan  
Clark County Assessor's Map  
Location and Zoning Map