



Planning Commission Agenda Item

Date: June 12, 2024

Item No: 4

TO: Planning Commission

FROM: Alfredo Melesio, Jr., AICP, EDFP, Director of Land Development & Community Services
Prepared By: Sharienne Dotson, Planner

SUBJECT: **SUP-36-2024 GRAND TETON-DECATUR RETAIL (Public Hearing).** Applicant: DEC-GT, LLC. Request: A Special Use Permit in an MPC C-1 (Master Plan Community Neighborhood Commercial District) to allow a Vehicle Washing Establishment Incidental to a Convenience Food Store with Gas Pumps. Location: Southeast Corner of Decatur Boulevard and Grand Teton Drive. (APN 124-18-114-002). Ward 3. (For Possible Action)

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION:

The applicant is requesting a special use permit to allow a vehicle washing establishment incidental to a convenience food store with gas pumps to be located within the Valley Vista Master Planned Community at the southeast corner of Decatur Boulevard and Grand Teton Drive. The proposed use would be added to an approved convenience food store with gas pumps. The property is a 4.8 acre parcel with a current zoning of MPC C-1, Master Planned Community Neighborhood Commercial District. The Comprehensive Master Plan Land Use designation for the site is Master Planned Community

BACKGROUND INFORMATION:

Previous Action

On March 9, 2022, Planning Commission approved a special use permit (SUP-02-2022) to allow a vehicle washing establishment.

At the June 16, 2021 City Council meeting a major modification to the Valley Vista Development Agreement to add an approximate 21.3 acre parcel (Parcel 1.1) and amend the land use to allow approximately 16.5 acres of High Density Residential and 4.8 acres of Neighborhood Commercial.

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Master Planned Community	MPC C-1, Master Planned Community Neighborhood Commercial Zone	Undeveloped
North	Neighborhood Commercial	C-1, Neighborhood Commercial District	Undeveloped
South	Master Planned Community	MPC RZ25, Master Planned Community Residential up to 25 du/ac District	Developing Multi-Family Residential
East	Master Planned Community	MPC RZ25, Master Planned Community Residential up to 25 du/ac District	Existing Single-Family Residential
West	City of Las Vegas	R-PD5 (Residential Planned Development District)	Existing Single-Family Residential

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 incidental to a convenience food store with gas pumps to be located on Parcel 1.1 within the Valley Vista Master Planned Community at the southeast corner of Decatur Boulevard and Grand Teton Drive. The proposed use would be added to a convenience food store with gas pumps that is principally permitted by the Valley Vista Development Agreement.

In 2021, the Valley Vista Development Agreement was modified (DA-02-2021) to incorporate approximately 21.3 acres referred to as Parcel 1.1 into the Valley Vista Master Plan Community. Parcel 1.1 was originally a part of the Park Highlands Master Planned Community (Park Highlands). In 2014, Park Highlands was split into an east development, known as the Villages at Tule Springs, and a west development, known as Valley Vista. At that time of the split, a few of the Park Highlands Parcels opted out of the new master planned communities. Originally, Parcel 1.1 was planned to be 21.3 acres of commercial development with many permitted uses, including: banks, car washes, convenience food store with gas pumps, convenience food restaurant (fast food restaurant), mini- warehousing, supper club, and tavern / restaurant.

When Parcel 1.1 was incorporated into Valley Vista as part of DA-02-2021, the commercial development was reduced to 4.8 acres of the original 21.3 acres and a high-density residential development was allowed to be constructed on the remaining 16.5 acres. Since the commercial component of Parcel 1.1 was reduced to 4.8 acres, the permitted uses were also reduced to be in more alignment with a typical neighborhood commercial development. DA-02-2021 limited the permitted uses to a convenience food store with gas pumps, convenience food restaurant (fast food), and supper club. As a car wash is a special use within the MPC/C-1 District, the applicant is allowed to request a special use permit for a car wash on Parcel 1.1 of Valley Vista. A special use permit (SUP-02-2022) for the proposed vehicle washing establishment was previously approved by the Planning Commission on March 9, 2022, however, the special use permit expired and a new one was required.

According to the applicant's letter of intent, the proposed car wash will be attached to the convenience food store with gas pumps. The car wash will be a self- service drive thru facility located on the northern edge of the Parcel 1.1 near Grand Teton Drive. The proposed car wash is approximately 1,812 square feet and will be attached by an entrance tunnel to the convenience food store that is approximately 4,679 net square feet in size.

The location of the proposed car wash is within 500 feet of the City's boundary (Decatur Boulevard) with the City of Las Vegas. Any special use permit request with a project location within 500 feet of a municipal boundary meets the definition of a Project of Regional Significance. As required by the Southern Nevada Regional Planning Coalition, the applicant has submitted an impact assessment of the proposed use. According to the impact assessment, the car wash will generate 18 daily vehicle trips and will not affect housing, mass transit, open space or recreation.

The proposed car wash building elevation shows a stucco building with an accent panel that is approximately 20-feet in height to the low parapet and 24-feet to the high parapet. The convenience food store building is 8-feet in height and will have multiple parapets of overall height that varies from 24-feet to 30-feet. The convenience food store building is painted a light brown with accent paneling of faux wood and brick. Darker browns, greys

and blue colors are used for accenting the various wall planes. Both the car wash and convenience food store have variation of saltbox-style roof lines of either a metal coping strip or a metal roof. In addition, the entrance tunnel for the car wash attached to the convenience food store consist of cmu columns with paneling accent and a metal roof. The proposed car wash is painted light brown with darker browns and blue color used for accenting the various wall planes. The overall design for the commercial center, individual buildings and the proposed car wash will need to meet the design guidelines and standards established for the Valley Vista Master Planned Community.

Access to the subject site will be from Decatur Boulevard and Grand Teton Drive. The proposed site plan includes 25 parking spaces designated for the convenience food store and the automobile washing establishment (car wash) were 19 off-street parking stalls are required for the convenience food store and three (3) parking spaces are required for the self-service automobile washing establishment. The automatic drive through car wash requires three (3) parking stalls plus a minimum of two (2) vehicle-stacking spaces outside of the car washing bay. Of the 25 provided spaces, four (4) are dedicated as vacuum stalls. The required two (2) bicycle parking spaces was not indicated on the site plan, however, can be reviewed with the building permit process. The proposed site plan includes the required vehicle parking and vehicle stacking areas.

A landscape plan was not submitted with the application. The original landscape plan did not meet the Valley Vista Master Planned Community Development Standards and Design Guidelines; in addition, the carwash location has moved and will need to be corrected on a revised landscape plan. The changes to the landscape plan can be reviewed as part of the building permit review process.

Staff has no objections to the proposed use for an automobile 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;
 - o A vehicle washing establishment is permitted within the MPC C-1, Master Plan Community Neighborhood Commercial District with an approved special use permit.
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;

- The purpose of the Neighborhood Commercial (C-1) district within a Master Planned Community is to provide goods and services for the convenience of the residents of the adjacent neighborhood and accessible by walking from the adjacent neighborhoods. The uses allowed in this district should provide goods and services on a neighborhood market scale that are compatible with the residential character of the surrounding neighborhood. A mini-warehouse would be a welcome component as part of a commercial center catering to the nearby residents and surrounding neighborhood.
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);
 - The proposed vehicle washing establishment incidental to a convenience food store should not interfere with the existing commercial uses and residents. The proposed use and should not create a negative impact on the developing commercial center or neighboring residents.
 4. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable; and
 - There are no significant adverse impacts anticipated from this use. It is located in an area that was designated as commercial in the Comprehensive Plan and is zoned MPC C-1, Master Plan Community Neighborhood Commercial.
 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.
 - The proposed vehicle washing establishment incidental to a convenience food store should not have a negative impact the existing facilities and services.

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, including the Valley Vista Master Planned Community Design Standards and Guidelines.

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. 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.
5. All driveway geometrics shall be in compliance with the applicable *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Numbers.
6. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
7. 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.
8. A revocable encroachment permit for landscaping within the public right of way is required.
9. The property owner shall grant a 5' PUE along the property boundary adjacent to public right of way.
10. The property owner is required to grant a roadway easement for commercial driveway(s).
11. The property owner is required to grant a public pedestrian access easement for sidewalk located within a common element, or on private property, when that sidewalk is providing public access adjacent to the right-of-way. (Granted per separate document using a Sidewalk Easement).
12. 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

Color Building Elevations

Project of Regional Significance Impact Assessment

Carwash Map

Assessor's Parcel Map

Location and Zoning Map