



# Planning Commission Agenda Item

Date: December 11,  
2024

Item No: 8

**TO:** Planning Commission

**FROM:** Alfredo Melesio, Jr., AICP, EDFP, Director of Land Development &  
Community Services  
Prepared By: Miranda Cain, Planner

**SUBJECT:** **SUP-49-2024 QUICK QUACK CAR WASH (Public Hearing).** Applicant: Vance Shannon. Request: A Special Use Permit in a PUD, Planned Unit Development District, to Allow a Vehicle Washing Establishment. Location: Approximately 460 Feet North of the Northwest Corner of Tropical Parkway and Lamb Boulevard. (APN 123-30-614-004). Ward 1. (For Possible Action)

## **RECOMMENDATION: DENIAL**

## **PROJECT DESCRIPTION:**

The applicant is requesting Planning Commission consideration of a special use permit to allow a 3,500 square foot vehicle washing establishment. The subject site consists of one (1) 1.03 acre parcel located 460 feet north of the northwest corner of Tropical Parkway and Lamb Boulevard. The zoning classification is PUD, Planned Unit Development District and the Comprehensive Master Plan Land Use designation is Community Commercial.

## **BACKGROUND INFORMATION:**

Previous Action
On April 10, 2024 Planning Commission approved a final development plan (FDP-02-2024) to develop a commercial center, on 9.63 acres.
On November 9, 2022, Planning Commission approved tentative map (T-Map-21-2022) to allow a 1-lot, commercial subdivision.
On March 17, 2021 City Council approved Ordinance No. 3063 (ZN-27-2020) a property reclassification from a C-2 (General Commercial District) to a PUD (Planned Unit Development District), consisting of an approximate 19 acre, 98-lot, single-family subdivision and a 9.6 acre commercial development containing a convenience food store with gas pumps.
On September 24, 2020 a Task Force meeting (TF-31-2020) was held to discuss a rezoning from a C-2 (General Commercial District) to R-CL (Single-Family Compact Lot Residential District).

On January 9, 2019 Planning Commission approved special use permit (UN-05-19) to allow a vehicle washing establishment.

On April 18, 2018 City Council approved an amendment to the Comprehensive Master Plan (AMP-06-18) to change the land use designation from Multi-family to Community Commercial.

#### **RELATED APPLICATIONS:**

<b>Application #</b>	<b>Application Request</b>
<b>FDP-12-2024</b>	A final development plan to develop a vehicle washing establishment

#### **GENERAL INFORMATION:**

	<b>Land Use</b>	<b>Zoning</b>	<b>Existing Use</b>
Subject Property	Community Commercial	PUD, Planned Unit Development District	Undeveloped
North	Community Commercial	PUD, Planned Unit Development District	Undeveloped
South	Community Commercial	PUD, Planned Unit Development District	Undeveloped
East	Single Family Medium (up to 13 du/ac)	PUD, Planned Unit Development District	Single-Family Residential
West	Single Family Low (up to 6 du/ac)	PUD, Planned Unit Development District	Single-Family Residential

#### **DEPARTMENT COMMENTS:**

<b>Department</b>	<b>Comments</b>
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 consideration of a special use permit to allow a vehicle washing establishment within a PUD, Planned Unit Development

District. The subject site consists of one (1) 1.03 acre parcel located on Lamb Road, approximately 460 feet north of the Northwest Corner of Tropical Parkway and Lamb Boulevard. The original PUD, Planned Unit Development District (ZN-27-2020) was approved by City Council on March 17, 2021 and stipulated that only permitted uses of the C-2 District shall be allowed. Uses requiring a special use permit may also be permitted if a special use permit is approved by the Planning Commission or City Council as prescribed by the Zoning Ordinance (Ordinance No. 3063). A vehicle washing establishment within the PUD requires a special use permit and a Final Development Plan. The applicant has filed for a final development plan (FDP-12-2024) to develop a 3,500 square foot commercial building specifically designed for a vehicle washing establishment. This proposal is also under tonight's meeting for consideration.

The site was originally part of a planned commercial development with a zoning of C-2 (General Commercial District). In this development, an approved special use permit for a vehicle washing establishment (UN-05-19) was granted. However, in 2021 the site was rezoned from C-2 (General Commercial District) to a PUD (Planned Unit Development District) with both residential and commercial components (ZN-27-2020). An extension of time was applied for the special use permit (UN-05-19) but was withdrawn due to conflict between the vehicle washing establishment and the proposed residential portion of the PUD. Under the approved rezoning (ZN-27-2020), the preliminary development plan included a proposed convenience food store with gas pumps. However, the rest of the site had no specific commercial development attached to it. Similarly, under the conditions of approval for the rezoning only C-2, General Commercial District uses were permitted for the commercial portion of the PUD, and no specific uses were listed. In early 2024, a final development plan (FDP-02-2024) was applied for to develop a 9.63 commercial center at the site however, it did not include the proposed vehicle washing establishment.

Commercial developments play a crucial role in the creation of a complete community by providing essential goods and services to the surrounding residential areas. However, the proposed use of a vehicle washing establishment is incompatible with the existing commercial development. Staff is recommending denial of the vehicle washing establishment (SUP-49-2024).

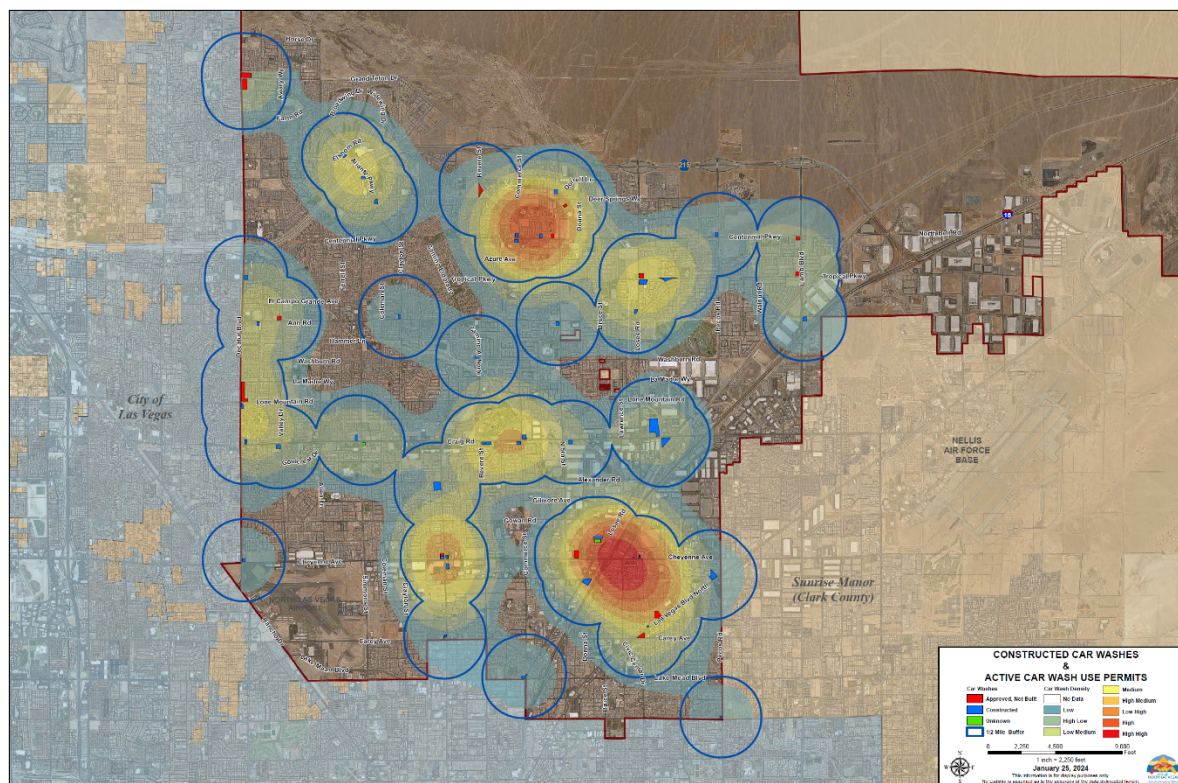
According to the Constructed Car wash and Active Car wash Use Permit Map, there are three (3) existing car wash within approximately one mile of the subject site. All three are drive-thru car washes attached to convenience food stores with gas pumps. The first car wash is approximately 400 feet south of the subject site within the same commercial development. SUP-62-2022 was approved by Planning Commission on February 8, 2023.

This car wash has already been constructed and has applied for their business license on July 5, 2024.

The second car wash is approximately 1,900 feet north of the subject site within the Lamb and Centennial commercial development (UN-21-2019), which was approved by Planning Commission on April 14, 2021. This car wash has been built and received their business license on July 31, 2024.

The third car wash is approximately 3,500 feet south of the subject site within the Lamb and Nexus commercial development (UN-55-18), which was approved by Planning Commission on August 12, 2020. This car wash has been constructed and received their business license was on August 30, 2022.

### Constructed Car wash and Active Car wash Use Permit Map



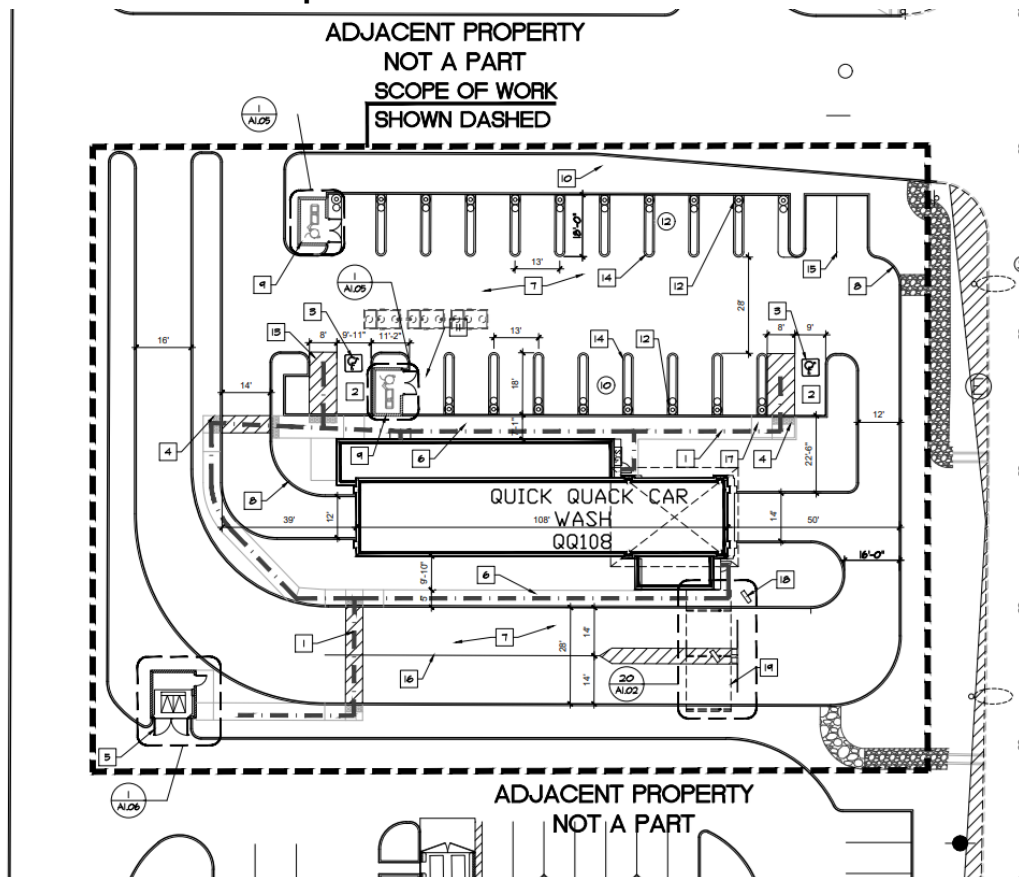
The City recently adopted the Strategic Plan 2025-2030 that provides a Vision and list of Six Strategic Goals. This plan outlines the City's commitment to creating a safe, vibrant, and prosperous community where residents and business can thrive. The City's Strategic Plan 2025-2030 lists two (2) goals related to the proposed development: Goal 4, Economic Growth and Goal 5, Community Health and Well Being. The proposed

additional car wash is in conflict with Goal 4 since a car wash is already present in the commercial center and does not attract new industries. Goal 5 strives to increase access to healthcare and recreational opportunities. However, adding an additional vehicle washing establishment to the center would diminish recreational opportunities for the adjacent neighborhoods. Additionally a vehicle washing establishment is a vehicle oriented business and would diminish opportunities for business that encourage pedestrian and bicycle traffic.

The applicant's site plan depicts a 3,500 square foot building consisting of a vehicle washing establishment with a 109 foot long tunnel. Additionally, there will be 19 self-service vacuum stations located north of the vehicle washing establishment. The required setback from residential is 30 feet, and the proposed building complies with the setback requirement at the west residential properties.

Access to the vehicle washing establishment is from four (4) entrances: two (2) on Lamb Boulevard, one (1) on Tropical Parkway, and one (1) on Azure Avenue.

#### Applicant submitted site plan



The proposed site plan indicates 22 parking spaces for the proposed car wash; of those, 19 are dedicated to vacuums and four (4) parking spaces are for the proposed car wash. The automatic drive through car wash requires three (3) parking spaces plus a minimum of two (2) vehicle-stacking spaces outside of the car washing bay. The required parking spaces have been provided and complies with code. The proposed site plan does not indicate the vehicle stacking for the car wash, however, there appears to be enough room for the stacking and this item can be addressed during the building permit process.

A landscape plan was not provided however, the proposed site plan indicates the required parking lot landscaping. The required landscaping is fifteen (15) feet including a five (5) foot detached sidewalk adjacent to Lamb Boulevard. The required perimeter landscaping and detached sidewalk can be addressed at the building permit process. The required foundation landscaping is six (6) feet at the entrance to the building and at least three (3) feet of foundation landscaping where parking spaces are located at the sides of the building. All landscaped areas should provide 50% ground coverage, excluding trees, within two years of planting to comply with the municipal code. This item can be addressed at the building permit process.

The provided site plan does not include the required twenty (20) foot landscape buffer along the west property line from the existing residential development. The landscape plans end at the communal drive aisle along the west side of the property. The proposed use has the potential to generate noise and be disruptive to the developed residential to the west. To mitigate this potential noise generation a full twenty (20) foot landscape buffer with a double row of trees planted every twenty (20) feet on center should be installed. The landscaping buffer would need to be shown during the building permit process.

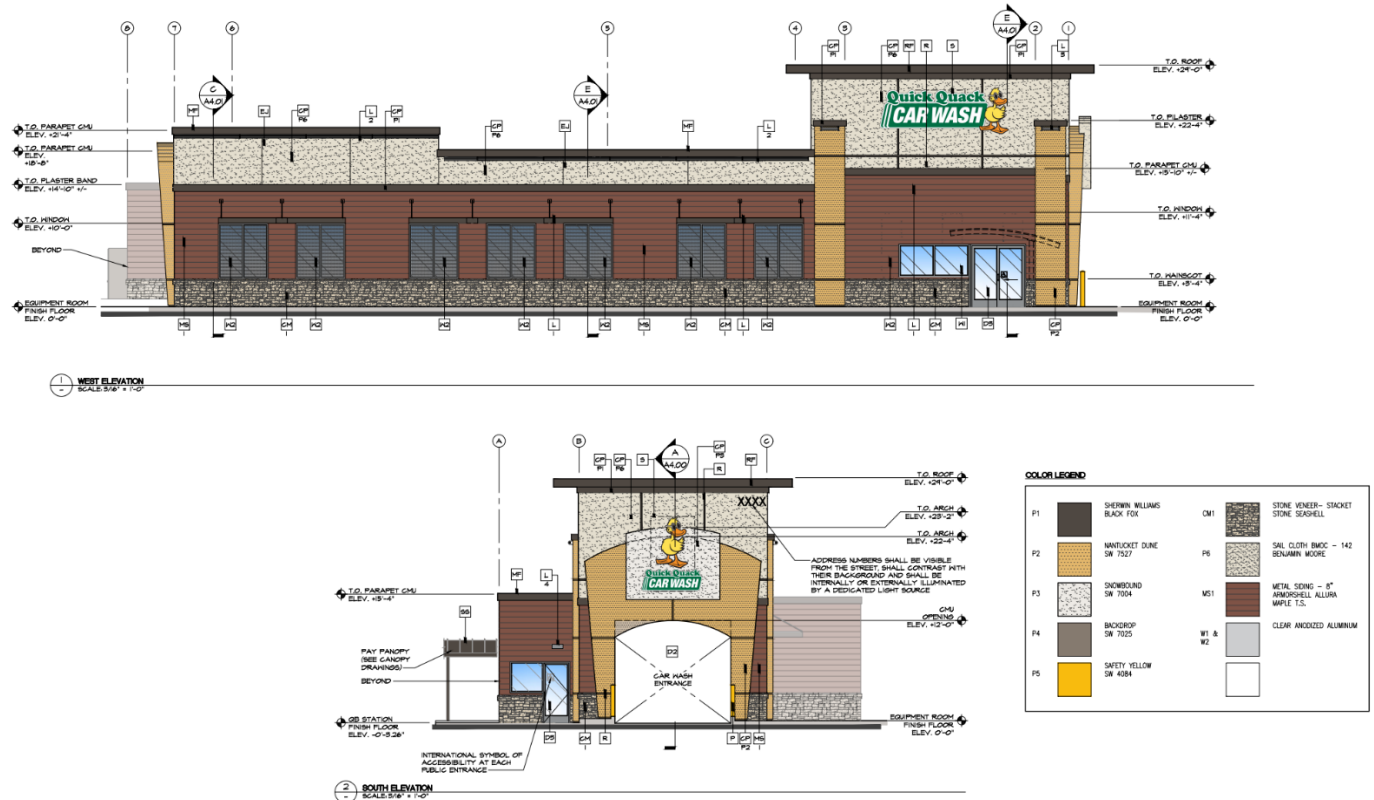
The applicant has submitted building elevations for the vehicle washing establishment. The elevation depicts an overall building height of twenty-one (21) feet four (4) inches and twenty-nine (29) feet to top of the parapet of the tower elements at the front of the car wash. The applicant proposes a stucco, metal siding, and stone veneer building. All four sides of the building incorporate all three materials. The mix of colors, materials and varied rooflines are intended to alleviate the box-like form of the building.

As this development will be situated within an existing commercial center the proposed building should incorporate architectural features of the existing buildings for a cohesive look to the center. Currently the elevations show that the building uses colors and materials to match the existing buildings within the commercial center. However, metal siding is only permitted as an accent material not as the principal material for the building.



The overall elevations should comply with the commercial design standards and any modifications can be addressed during the building permit process.

## Applicant Submitted Elevation



The proposed site plan indicates the required trash enclosure is located on the south side of the property, facing the adjacent undeveloped commercial lot. Elevations for the trash enclosure were not submitted. Trash enclosures are required to use similar materials and color palette as the principal building, include a roof and six (6) foot landscape planters on both sides of the trash enclosure. The trash enclosure elevations can be addressed during the building permit process.

## 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:

- The proposed use is consistent with the Comprehensive Master Plan and all

applicable provisions of this Code and applicable State and Federal regulations;

- The proposed vehicle washing establishment is permitted within the PUD, Planned Unit Development District with an approved special use permit. The Comprehensive Master Plan is Community Commercial, which consists of zoning districts including but not limited PUD, Planned Unit Development District. Therefore, the use is consistent with the existing Comprehensive Master Plan.
- 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 PUD, Planned Unit Development District is to serve as an alternative to conventional zoning and development approaches and processes. The use of a PUD is to encourage innovations in residential, commercial, and industrial development and to encourage a more creative approach in the utilization of land. 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. There is already a vehicle washing establishment in the development the proposed vehicle washing establishment would not provide additional needed service to the surrounding commercial uses and residents.
- 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 could interfere with the existing commercial uses considering there is an established vehicle washing establishment in the existing commercial center. It could possibly create a negative impact on the existing neighborhood since the required landscaping buffer is not currently listed on the plans.
- Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable; and
  - This is an existing commercial center with a site plan layout for multiple pads one of which is an existing vehicle washing establishment. This addition of the proposed vehicle washing establishment could have a significant impact to the surrounding businesses.
- 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 should not have a negative impact the existing facilities and services.

Based on the above analysis, Staff feels there is a sufficient amount of vehicle washing establishments/car washes in the area to serve the needs of the surrounding residential areas. Staff is recommending denial of the applicant's request for a special use permit to allow a vehicle washing establishment, however, if the Planning Commission decides to approve the proposed special use permit. Staff recommends the following conditions.

### **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. The applicant must provide two (2) vehicle stacking spaces before the washing bay area and polish tunnel area.
3. Applicant must provide the (2) bicycle parking stalls.
4. All landscaped areas must provide 50% ground coverage, excluding trees, within two years of planting.
5. The 20 foot landscape buffer area adjacent to the existing residential to the east must be planted with a double row of 24 inch box trees every twenty feet on center.

#### ***Public Works:***

6. This item shall comply with the conditions of approval for ZN-27-2020.

**ATTACHMENTS:**

Public Works Memorandum

Letter of Intent

Site Plan

Building Elevations

Constructed Car Washes & Active Car Wash Use Permits Map

Approved Planned Unit Development District ordinance

Preliminary development plan

Clark County Assessor's Map

Location and Zoning Map