



Planning Commission Agenda Item

Date: November 13,
2024

Item No: 15

TO: Planning Commission

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

SUBJECT: SUP-26-2022 TOMMY EXPRESS CAR WASH (Public Hearing).
Applicant: Cabral Car Wash INC. Request: An Extension of Time for a
Special Use Permit in a C-1 (Neighborhood Commercial District) to Allow a
Vehicle Washing Establishment. Location: Generally the Northwest Corner
of Cheyenne Avenue and Martin L King Boulevard. (APN 139-09-401-012).
Ward 2. (For Possible Action)

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION:

The applicant is requesting an extension of time for a special use permit to allow a vehicle washing establishment (car wash) within a C-1, Neighborhood Commercial District. The proposed car wash facility will include a 4,590 square foot building with a 111-foot washing tunnel. This car wash will be located north of the northwest corner of Cheyenne Avenue and Martin L King Boulevard on approximately 0.99 acres. The Comprehensive Master Plan land use designation is Neighborhood Commercial.

BACKGROUND INFORMATION:

Previous Action
On August 10, 2022, the Planning Commission approved a special use permit (SUP-26-2022) to allow a vehicle washing establishment.
On October 11, 2017, the Planning Commission approved a special use permit (UN-49-17) to allow a vehicle washing establishment.
City Council approved an amendment to the Comprehensive Master Plan (AMP-40-06) on November 21, 2006 from Neighborhood Commercial to Community Commercial.
City Council approved Ordinance No. 2085 (ZN-132-04) on February 2, 2005 for a property reclassification from PUD, Planned Unit Development District to C-1, and Neighborhood Commercial District.

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Community Commercial	C-1, Neighborhood Commercial District	Vacant
North	Single Family Low Density Residential	PUD, Planned Unit Development District	Existing single family homes
South	Community Commercial	C-1, Neighborhood Commercial District	Existing convenience food store with gas pumps and a detached automated carwash
East	Community Commercial	PUD, Planned Unit Development District	Cheyenne Marketplace commercial center
West	Single Family Low Density Residential	PUD, Planned Unit Development District	Existing single family homes

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:

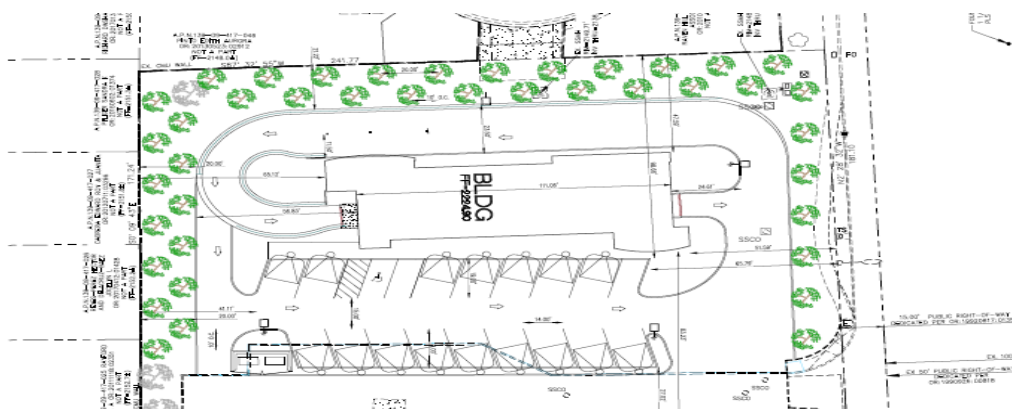
The applicant is requesting Planning Commission approval for an extension of time for a special use permit to allow a vehicle washing establishment (automated car wash) located at the northwest corner of Cheyenne Avenue and Martin L. King Boulevard. The letter of intent states that the site plan is the same as approved at the August 10, 2022, Planning Commission, however, the submitted site plan indicates the building is 40 square feet

larger and nine (9) feet shorter. Access to the subject site will be from a driveway on Martin L. King Boulevard shared with the existing convenience food store (Arco Am Pm) to the south. The letter of intent states the car wash will be automated and employee up to three (3) people, with hours of operation between 7 a.m. to 9 p.m., daily. This time frame is consistent with the hours of operation established by the City Council for the adjacent car wash associated with the Arco Am Pm to the south. As such, staff recommends establishing these hours as a condition of approval.

According to the Constructed Car Wash and Active Car Wash Use Permit Map, there are three (3) existing car wash establishments within approximately one mile. All three (3) are drive-thru (automated) car wash establishments. Of the three (3) two (2) are attached or associated with an onsite convenience food store. However, one (1) is a standalone establishment with a vacuum area.

According to the site plan, the proposed vehicle washing establishment is located in the middle of the proposed site. In the original letter of intent, the applicant has indicated that the blower for the proposed car wash is located at the exit to the car wash adjacent to Martin L. King Boulevard to keep it as far from the existing residential to the west as possible. Customers would be able to either leave the facility or enter into the vacuum area on the south side of the building.

The site plan includes 16 vacuum spaces and three (3) standard spaces for an overall total of 19 parking spaces. The site plan also shows eleven (11) vehicle stacking spaces before the entrance to the washing facility. The vehicle stacking would occur along the north side of the building with the entrance to the carwash on the west side. The required vehicle stacking is two (2) spaces outside of the washing bay. The exit will be located on the east end of the building closest to Martin L. King Boulevard. The proposed site plan provides the required vehicle parking and stacking spaces.



Building elevations depict a building with a height of approximately 17.7 feet to the flat roof and 20 feet to the parapet. In addition, the entry tower is 28 feet to the parapet, and the exit tower of 24 feet to the parapet. The primary building materials appear to be stucco

[illegible]

The applicant did not submit a separate landscape plan. The perimeter landscaping along Martin L. King Boulevard should be twenty (20) feet in width including a five (5) foot sidewalk. There is an existing curvilinear sidewalk along Martin L. King Boulevard. The perimeter landscape area is existing; however, it is not in compliance with the required landscaping ground coverage. The applicant should add street trees and a mix of shrubs to achieve a minimum ground coverage of 50% within two years of planting. A twenty (20) foot landscape buffer is proposed on the site plan adjacent to the northern and western property lines to buffer the existing residential from the proposed use. Due to the proximity to residential, staff recommends that additional trees be provided adjacent to the residential property lines to the north and west to help screen and reduce operation noises from the car wash. In addition, landscaped islands are shown at the end of the parking rows, at the entrance to the car wash, and between the existing drive aisle and

the new vacuums stalls. The width of the proposed planter between the existing drive and the vacuum stalls ranges from zero feet to five feet in width. This landscape planter should be a minimum of five (5) feet in width for the length of the adjacent vacuum parking stalls. All landscaping areas should achieve a minimum ground coverage of 50% within two years of planting. These changes are minor and the landscape plan can be reviewed as part of 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:

1. The proposed use is consistent with the Comprehensive Master Plan and all applicable provisions of this Code and applicable State and Federal regulations;
 - A vehicle washing establishment is permitted within the C-1, Neighborhood Commercial District with an approved special use permit. The C-1, Neighborhood Commercial District is an allowed zoning district within the Community Commercial Comprehensive Master Plan.
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 C-1, Neighborhood Commercial District 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 vehicle washing establishment provides a service 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 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 C-1, Neighborhood Commercial District.

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 should not have a negative impact the existing facilities and services.

Staff has no objections to the proposed extension of time for a special use permit to allow a vehicle washing establishment. The proposed use is consistent with the C-1, Neighborhood Commercial District and with the Community Commercial Comprehensive Master Plan. The proposed use is compatible with the surrounding commercial and residential neighborhoods and should not create a negative impact. Staff recommends approval subject to 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. A twenty (20) foot landscaped buffer shall be provided along the north and west property lines. In addition, two (2) offset rows of trees shall be provided at 10 feet on center.
3. The existing perimeter landscape area adjacent to Martin L. King Boulevard is not in compliance. The applicant shall add street trees and a mix of shrubs to achieve a minimum ground coverage of 50% within two years of planting.
4. All landscape islands and the landscape planters along the south end of the parking area adjacent to all the vacuum parking stalls shall be a minimum of five (5) in width and meet the required minimum ground coverage of 50% within two years of planting.
5. Hours of operation shall be limited to 7:00 a.m. to 9:00 p.m.
6. Applicant shall provide (2) bicycle parking stalls.

Public Works:

7. 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.
8. Approval of a drainage study is required prior to submittal of the civil improvement

plans.

9. 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.
10. 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.
11. All driveway geometrics shall be in compliance with the *Uniform Standard Drawings for Public Works= Construction Off-Site Improvements* Drawing Numbers 225 and 222.1.
12. The property owner is required to grant a roadway easement for commercial driveway(s).
13. 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

Floor Plan

Building Elevation

Constructed Car Wash and Active Car Wash Map

Clark County Assessor's Map

Location and Zoning Map