



Planning Commission Agenda Item

Date: February 12,
2025

Item No: 10

TO: Planning Commission

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

SUBJECT: SUP-55-2022 TROPICAL/LOSEE COMMERCIAL (Public Hearing).
Applicant: InterCapital Asset Management. Request: An Extension of Time for a Special Use Permit in a PUD, Planned Unit Development District, to Allow a Vehicle Washing Establishment. Location: Northeast Corner of Tropical Parkway and Losee Road. (APN 124-25-214-142) Ward 2. (For Possible Action) (***Continued from January 8, 2025***)

RECOMMENDATION: DENIAL

PROJECT DESCRIPTION:

The applicant is requesting an extension of time for a previously approved special use permit to allow a vehicle washing establishment (car wash) within a Planned Unit Development District. The proposed car wash facility will include a 4,940 square foot building with a 130-foot washing tunnel. This car wash will be located at the northeast corner of Losee Road and Tropical Parkway on approximately 2.25 acres. The subject site's Comprehensive Master Plan land use designation is Neighborhood Commercial.

BACKGROUND INFORMATION:

| Previous Action |
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| On January 11, 2023 the Planning Commission approved (SUP-55-2022) a Special Use Permit to allow a vehicle washing establishment (car wash) within a PUD, Planned Unit Development District. |
| On January 11, 2023 the Planning Commission approved (FDP-25-2022) a Final Development Plan to develop a vehicle washing establishment (car wash) within a PUD, Planned Unit Development District. |
| City Council approved Ordinance No. 2011 (ZN-68-04) on August 18, 2004 to reclassify approximately 35.55 acres from R-E, Ranch Estates residential District to a PUD, Planned Unit Development District. |

RELATED APPLICATIONS:

| Application # | Application Request |
|----------------------|---|
| FDP-25-2022 | A final development plan in a PUD (Planned Unit Development District), to develop a car wash and two (2) quick service restaurants. |

GENERAL INFORMATION:

| | Land Use | Zoning | Existing Use |
|-------------------------|-------------------------|--|------------------------------|
| Subject Property | Neighborhood Commercial | PUD, Planned Unit Development. | Undeveloped |
| North | Community Commercial | PUD, Planned Unit Development. | Undeveloped |
| South | Community Commercial | C-1, Neighborhood Commercial District. | Commercial Center |
| East | Community Commercial | PUD, Planned Unit Development. | Undeveloped |
| West | Employment | C-1, Neighborhood Commercial District. | Murphy's Express Gas Station |

DEPARTMENT COMMENTS:

| Department | Comments |
|--------------------------------------|--------------------------|
| Public Works: | See attached memorandum. |
| Police: | No Comment. |
| Fire: | See attached memorandum. |
| Clark County Department of Aviation: | No Comment. |
| Clark County School District: | No Comment. |
| Economic Development: | No Comment. |

ANALYSIS:

The applicant is requesting approval of an extension of time for a previously approved special use permit to allow a vehicle washing establishment (car wash) Located at the northeast corner of Losee Road and Tropical Parkway. The applicant's letter of intent states that the car wash facility will include a 4,940 square foot building with a 130-foot washing tunnel on approximately 2.5 acres. The carwash will be located within a new commercial center to be constructed.

Access to the commercial center is from two entrances, one located along Losee Road and another located along Tropical Parkway. The proposed site plan shows that the vehicle stacking spaces for the carwash will be located onsite. There are two (2) proposed quick service restaurants for the site, the vehicle stacking for the carwash should not affect the vehicle stacking for the restaurants or ingress / egress to the commercial center.

The car wash requires twenty-five (25) parking to be provided. The proposed site plan contains twenty-five (25) vacuum spaces, one (1) standard space and one (1) handicap space for a total of twenty-seven (27) parking spaces. There are another twenty-nine (29) shared standard parking spaces in close proximity to the proposed car wash. stacking spaces before the entrance to the car washing facility. The proposed site plan provides the required vehicle parking and stacking spaces. The parking lot landscaping will need to include the required landscape diamonds or islands to comply with design standards. As the Final Development Plan is being considered concurrently with this Special Use Permit, the landscape plan will need to comply with the commercial design standards and may be addressed during the building permit process.

The proposed site plan is providing twenty (20) feet of perimeter landscaping along Losee Road and ten (10) feet of perimeter landscaping along Tropical Parkway. There is a landscaping buffer of thirty-one (31) feet being proposed along the northern property line adjacent to the approved future multi-family residential portion of this Planned Unit Development (PUD). A landscaping plan has been provided but does not meet current design standards. The parking lot landscaping does not show the required landscape diamonds or islands and the landscaping being shown should be increased to help buffer the residential areas. As a condition of approval, we are recommending a staggered double row of trees along the northern boundary to assist in noise reduction from the car wash for future residents. Any necessary modifications to the landscape areas or proposed plantings may be addressed during the building permit process.

As shown on the site plan, the car wash building is 130 feet in length and 38 feet in width. The applicant proposed elevations with an overall roof line that is twenty feet in height with the highest point of the building at 31'-8" feet in height. The building has a modern architectural design with an emphasis on the rectangular form with clean sharp lines. The design incorporates several horizontal lines to break up the building mass.

The proposed elevations show the building is constructed with modular metal panels. The applicant is also proposing painted foam pop-outs and a stone veneer wainscoting as accents. The colors submitted are called out as grey, blue variations and white. The proposed site plan and building elevations are generally in compliance with the commercial design standards for a vehicle washing establishment.

As shown on the site plan, the trash enclosure is located adjacent to the car wash near the vacuum area. Trash enclosures should be located away from all street fronts and primary driveway entrances. The trash enclosure should be relocated towards the rear of the subject site. It should be noted that elevations for the trash enclosure were not submitted. The trash enclosure will be required to utilize the same materials and colors as the primary building and have landscaping around the structure. The modifications are considered minor and 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:

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.

Since the approval of the original application the city has been inundated with car and the Commission would prefer other commercial uses. A car washing facility was not part of the original PUD, and there are currently 2 other car washes within 1,500 feet of this proposed location. Staff has objections to the extension of time as the proposed use would add a third car wash to an area that could be developed with another use which the nearby residents could benefit from more than another vehicle washing facility. While it is consistent with the commercial portion of the Planned Unit Development and the Neighborhood Commercial Comprehensive Master Plan land use designation. The car wash is not compatible with the existing car washes in such close proximity. Staff recommends denial of the proposed Extension of Time.

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.
3. 2 rows of trees will be required in the landscape area along the northern boundary. Each row of trees must be planted twenty (20) foot on center with the spacing staggered by ten (10) feet. Groundcover will remain at 50% coverage per our design standards.

Public Works:

4. Adjacent to any eighty (80) foot right-of-way, a common lot and/or landscape and pedestrian access easement, with a minimum width of five (5) feet, shall be provided behind the required bus turn-out.

Fire:

5. Fire apparatus access roads shall extend to within 150' of all portions of the facility and all portions off all exterior walls of the first floor of all buildings.
6. The required turning radius of a fire apparatus access road shall be no less than 28' inside turning radius and no more the 52' outside turning radius.

ATTACHMENTS:

Public Works Memorandum
Fire Department Memorandum
Letter of Intent
Site Plan
Building Elevations
Floor Plan
Assessor's Parcel Map
Location and Zoning Map