



Planning Commission Agenda Item

Date: March 13, 2024

Item No: 12

TO: Planning Commission

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

SUBJECT: **SUP-75-2021 TERRIBLE HERBST (Public Hearing).** Applicant: Herbst Development. Request: An Extension of Time for a Special Use Permit in a C-2 (General Commercial District) to allow a Vehicle Washing Establishment. Location: Northeast Corner of North Las Vegas Boulevard and Carey Avenue. (APN 139-14-801-005) Ward 1. (For Possible Action)

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION:

The applicant is requesting an extension of time for an existing special use permit to allow a vehicle washing establishment located at the northeast corner of North Las Vegas Boulevard and Carey Avenue. The subject site is on a 2.22 acre parcel and is zoned C-2, General Commercial District. The Comprehensive Master Plan Land Use designation is Downtown Business District.

BACKGROUND INFORMATION:

Previous Action
On January 12, 2022, Planning Commission approved a special use permit (SUP-74-2021) to allow a convenience food store with gas pumps.
On January 12, 2022, Planning Commission approved a special use permit (SUP-75-2021) to allow a vehicle washing establishment.

RELATED APPLICATIONS:

Application #	Application Request
SUP-74-2021	An extension of time for a special use permit to allow a convenience food store with gas pumps.

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Downtown Business District	C-2, General Commercial District	Partially developed
North	Downtown Business District	C-2, General Commercial District	Existing Commercial
South	Downtown Business District	R-A/PSP, Redevelopment Area / Public / Semi-Public Subdistrict	City of North Las Vegas Justice Facility; Nevada Power Station and existing residential
East	Downtown Business District	R-3, Multi-Family Residential District	Boys and Girls Club
West	Downtown Business District	C-2, General Commercial District	Existing Commercial

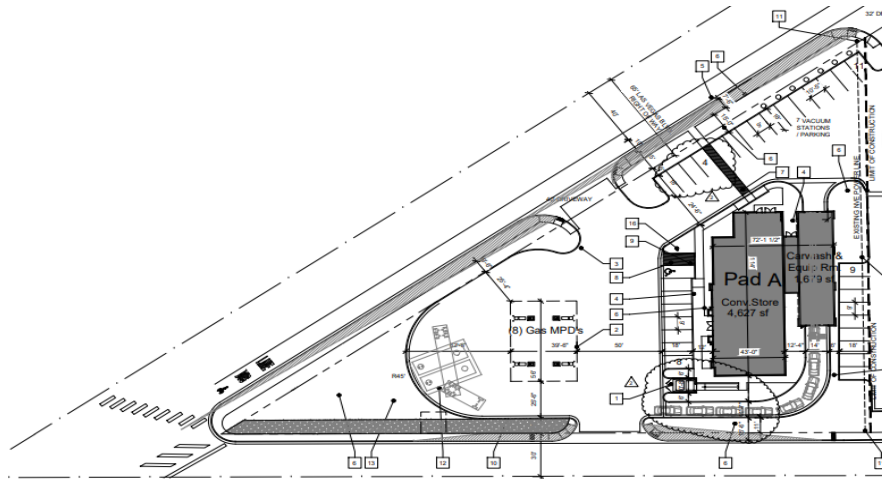
DEPARTMENT COMMENTS:

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.
Economic Development:	See attached memorandum.

ANALYSIS:

The applicant is requesting approval of an extension of time for an existing special use permit to allow a vehicle washing establishment (*attached to the proposed convenience food store SUP-74-2021*). The property is on a 2.22 acre parcel located at 2440 North Las Vegas Boulevard, more specifically, at the northeast corner of North Las Vegas Boulevard and Carey Avenue. The proposed automated self-service vehicle washing establishment is approximately 1,679 square feet and is attached convenience food store (SUP-74-2021). The proposed convenience food store with the attached vehicle washing establishment is orientated to the front of the property at the northeast corner of Las Vegas Boulevard and Carey Avenue. The following building permits have been submitted; a demolition permit for the existing structures (BUILD 001038-2024); Convenience Food Store (BUILD 002226-2023) and Fuel Station (BUILD 000086-2024). The letter of intent

states the applicant has been working with Public Works to obtain civil permits, however, this process took longer than anticipated causing a need for an extension of time for the special use permit. The Comprehensive Master Plan Land Use designation for the subject site is Downtown Business District under the 2006 Comprehensive Plan. The site is part of the North Redevelopment Area and once developed with a new building and fresh landscaping will be an enhancement to this area.



Access to the proposed vehicle washing establishment is from three (3) proposed entrances: two (2) proposed entrances on Las Vegas Boulevard and one (1) proposed entrance on Carey Avenue. The Downtown Master Plan and Investment strategy recommends that new development buildings be oriented toward the street frontage. Due to the irregular shape of the lot, it would be difficult to design the buildings toward the street frontage, and the requested site plan is acceptable.

The proposed vehicle washing establishment (*attached to the proposed convenience food store*) building elevation shows an 18-foot high stucco building. The building is painted a neutral beige with stone veneer, wainscoting and sconce exterior lighting on all elevations. The architectural accents consist of a trim along the roofline that is painted black on the north and south elevations. The architecture design and colors appear to be in compliance with the commercial design standards however, any changes required can be addressed during the building permit approval process.

The proposed site plan indicates the required trash enclosure provided. The elevations for the trash enclosure were not submitted. The enclosure is required to use similar materials and color palette as the principal building, include a roof and landscape islands are required on both sides of the trash enclosure. This is minor and can be addressed during the building permit process.

Normally, the required perimeter landscaping is fifteen (15) feet including a five (5) foot detached sidewalk. The existing sidewalk is approximately seven (7) feet to eight (8) feet at back of curb adjacent to Las Vegas Boulevard and an existing five (5) foot sidewalk at

the back of curb adjacent to Carey Avenue. The existing sidewalk should remain and the applicant should provide an additional 15 feet of landscaping adjacent to Las Vegas Boulevard and a minimum of ten (10) feet Carey Avenue. This was approved with the September 30, 2021 landscape plan at the Planning Commission meeting on January 12, 2022. All landscaped areas should provide 50% ground coverage within two years of planting to comply with the municipal code. In addition, the site plan contains a decorative paving area at the corner of Las Vegas Boulevard and Carey Avenue. This area should use decorative pavers or stamped and decorative concrete and landscaping instead of plain concrete. This will help contribute to the existing landscaping theme at the corner of Las Vegas Boulevard and Carey Avenue. Started with the "*Farmer Boys*" establishment.

The proposed convenience food store and attached vehicle washing building is required six (6) feet of foundation landscaping at the entrance to the building and all parking lot landscaping and landscape islands according to the approved landscape plan dated September 30, 2021 landscape plan that was approved at the Planning Commission meeting on January 12, 2022. This can be reviewed during building permit process.

The proposed site plan indicates there are 32 parking spaces designated for the convenience food store and the attached vehicle washing establishment. The convenience food store with gas pumps requires 24 parking spaces and the vehicle washing establishment requires three (3) parking spaces. There are seven (7) parking spaces dedicated for vacuum stations. The site is in compliance for parking spaces required. The proposed site plan does not contain the required bicycle parking spaces. The site requires two (2) bicycle parking spaces and the bicycle parking can be addressed during the building permit process.

The surrounding area contains two (2) constructed self-washing vehicle washing establishment north of the proposed site and within one (1) mile along North Las Vegas Boulevard. More specifically, 2513 North Las Vegas Boulevard and 2957 North Las Vegas Boulevard. In addition, there is a third automated vehicle washing establishment that was approved with a special Use permit (SUP-24-2023) at Planning Commission on June 14, 2023. This automated vehicle washing establishment is proposed within one (1) mile along North Las Vegas Boulevard. This location is not constructed nor is there a building permit in review at this time. The attached car wash map indicates the location of the existing vehicle washing establishments including this proposed one.

Staff has no objections to the proposed extension of time for an existing use for a vehicle washing establishment. The proposed use is consistent with the C-2, General Commercial District designation, the North Redevelopment Area, and the Downtown Business District land use designation. The proposed use is compatible with the existing uses and 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;
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.

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. Comply with all the approved conditions of corresponding Special Use Permit for the Convenience Food Store (SUP-74-2021)
3. Construction of the car wash shall be subsequent or concurrent with the construction of the convenience food store.

ATTACHMENTS:

Public Works Memorandum

Economic Development Memorandum

Letter of Intent

Site Plan

Building Elevation

Landscape Plan Dated September 30, 2021

Car Wash Map

Clark County Assessor's Map

Location and Zoning Map