



# Planning Commission Agenda Item

Date: July 10, 2024

Item No: 8

**TO:** Planning Commission

**FROM:** Alfredo Melesio, Jr., AICP, EDFP, Director of Land Development & Community Services

Prepared By: Sharianne Dotson, Principal Planner

**SUBJECT: SUP-39-2024 BLISS CAR WASH (Public Hearing).** Applicant: Bliss Car Wash Nevada LLC. Request: A Special Use Permit in a PUD (Planned Unit Development District) to allow a Vehicle Washing Establishment. Location: North of Ann Road, Approximately 400 Feet West of North 5th Street. (APNs 124-27-817-002 and 124-27-817-005). Ward 4. (For Possible Action)

## **RECOMMENDATION: APPROVE WITH CONDITIONS**

### **PROJECT DESCRIPTION:**

The applicant is requesting Planning Commission consideration of a special use permit to allow a 5,526 square foot vehicle washing establishment. The subject site consists of two (2) parcels on 1.74 acres located north of Ann Road, approximately 400 feet west of North 5<sup>th</sup> Street. The zoning classification is PUD, Planned Unit Development District. The Comprehensive Master Plan Land Use designation is Mixed Use neighborhood.

### **BACKGROUND INFORMATION:**

Previous Action
On September 14, 2022, Planning Commission approved Tentative Map (T-Map-18-2022) to allow a single-lot commercial subdivision.
On March 17, 2021, City Council approved Ordinance No. 3062 (ZN-22-17) an amendment to an existing PUD, Planned Unit Development District to allow a 257-lot single-family subdivision on 24.59 acres and a 2.6 acre commercial development containing a convenience food store with gas pumps located on the east and west side of North 5 <sup>th</sup> Street between Ann Road and El Campo Grande Avenue.
On June 19, 2019, City Council approved Ordinance No. 2970 (ZN-22-17) an amendment to an existing PUD, Planned Unit Development District to allow a land use modification by removing 19.1 acres of commercial development and add single-family and multi-family residential located on the east and west side of North 5 <sup>th</sup> Street between Ann Road and El Campo Grande Avenue.
On August 16, 2017, City Council approved Ordinance No. 2824 (ZN-22-17) a property reclassification from an R-E, Ranch Estates District to a PUD, Planned Unit Development

District consisting of 123 acres of single-family lots (approximately 710 dwelling units), 12 acres of multi-family residential (approximately 384 multi-family units) and 22 acres of commercial development.

**RELATED APPLICATIONS:**

Application #	Application Request
FDP-05-2024	A final development plan to develop a 5,526 square foot commercial building (automatic car wash).

**GENERAL INFORMATION:**

	Land Use	Zoning	Existing Use
Subject Property	Mixed-Use Neighborhood	PUD, Planned Unit Development District	Undeveloped
North	Mixed-Use Neighborhood	PUD, Planned Unit Development District	Single-Family Residential
South	Neighborhood Commercial	C-1, Neighborhood Commercial District and PUD, Planned Unit Development District	Existing Commercial
East	Mixed-Use Neighborhood	PUD, Planned Unit Development District	Undeveloped
West	Mixed-Use Neighborhood	PUD, Planned Unit Development District	Single-Family Residential

**DEPARTMENT COMMENTS:**

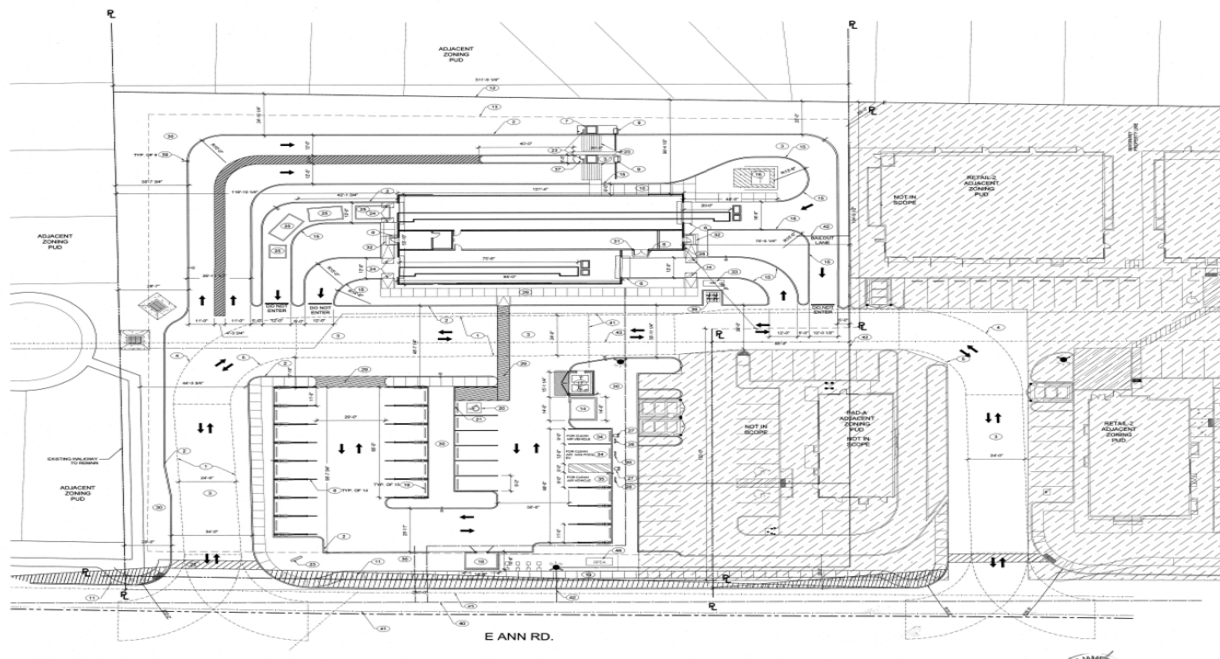
Department	Comments
Public Works:	See Attached Memorandum.
Police:	No Comment.
Fire:	No Comment.
Clark County School District:	No Comment.
Clark County Department of Aviation:	No Comment.

**ANALYSIS:**

The applicant is requesting Planning Commission consideration of a special use permit to allow a 5,526 square foot vehicle washing establishment within a PUD, Planned Unit Development District. The subject site consists of two (2) parcels on 1.74 acres located

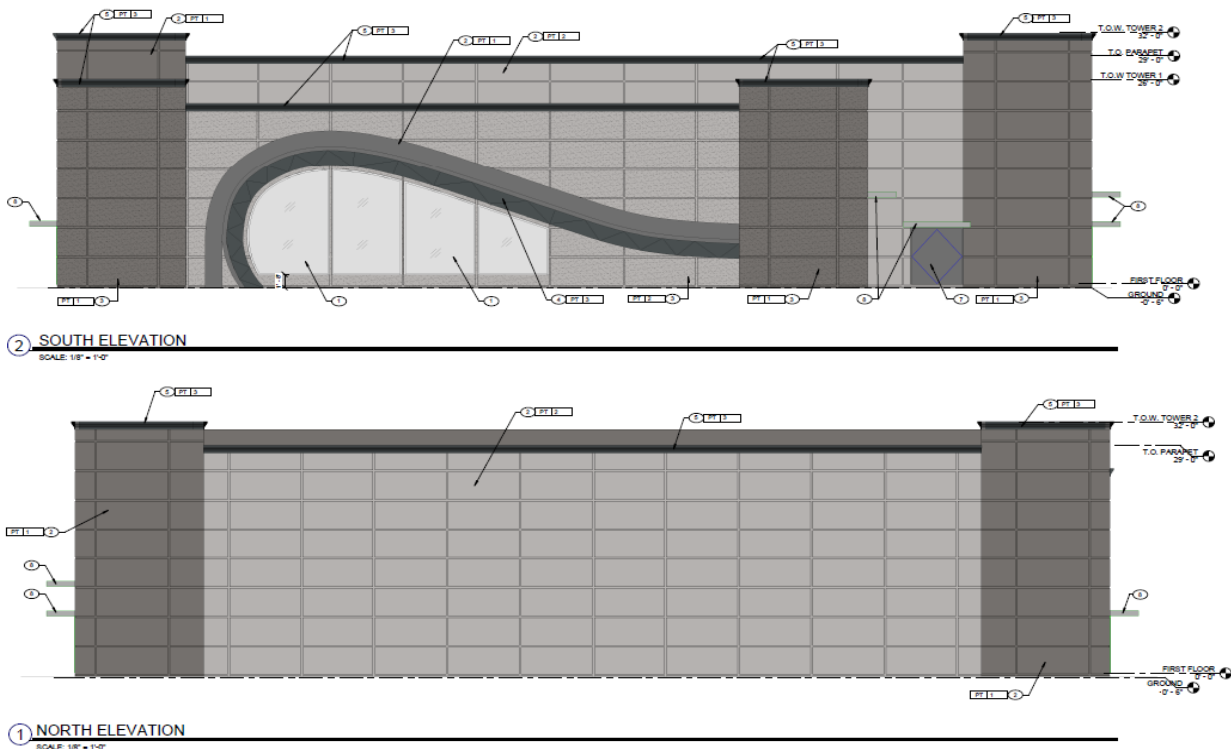
north of Ann Road, approximately 400 feet west of North 5<sup>th</sup> Street. The original PUD, Planned Unit Development District (ZN-22-17) Ordinance No. 2824 was approved by City Council on August 16, 2017. The PUD that was approved by City Council conditioned to “Only permitted uses of the C-2 District 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.” A vehicle washing establishment in the PUD requires a special use permit and a Final Development Plan. The applicant has filed for a final development plan (FDP-05-2024) to develop a 5,526 square foot commercial building (automatic car wash) which is being heard at tonight’s meeting.

Access to the vehicle washing establishment is from two (2) entrances on Ann Road and an entrance on North 5<sup>th</sup> Street. The applicant’s letter of intent indicates a 5,526 square foot building consisting of a car wash and polish tunnel, in addition, there are 19 self-service vacuum stations located in front of the car wash/polish tunnel building. The required setback for the vehicle washing establishment from residential is 30 feet. The proposed building complies with the code at the north and west residential property boundary.



The applicant provided building elevations for the vehicle washing establishment. The building elevation for the proposed vehicle washing establishment has an overall building height of twenty-nine (29) feet and thirty-two (32) feet to top of the parapet of the tower elements at the front and exit for the car wash. The applicant is proposing a cmu block building with a stucco finish painted shades of light and medium gray on all four

elevations. There is also a metal parapet as well as a cornice element along the varied rooflines, which are painted dark gray. The south elevation indicates a cmu decorative ellipse element over glass pane windows. The east and west elevations indicates gray metal roll-up doors for the entrance and, exit of the car wash, and polish tunnel. The mix of colors, materials and varied rooflines are intended to help relieve the box-like form of the building. However, this is an existing commercial center and the proposed building should incorporate architectural features of the existing buildings for a cohesive look to the center. The proposed building should be stucco and painted iglo and cocoa powder and have a metal paneling as an accent to match the existing buildings within the commercial center for a more cohesive design. The overall elevations should comply with the commercial design standards and any modifications if needed can be addressed during the building permit process.



The proposed site plan indicates the required trash enclosure is located near the vacuum stations within the parking area. The 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.

The proposed site plan indicates 26 parking spaces for the proposed car wash; of the 26 parking spaces, 18 are dedicated to vacuums, and three (3) are dedicated for EV vehicles, which leaves five (5) parking spaces 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 comply with code. The proposed site plan does not indicate the vehicle stacking for the car wash and polish tunnel, however, there appears to be enough room for the stacking and this can be addressed during the building permit process.

The proposed landscape plan indicates approximately 20 feet of perimeter landscaping, which includes a five-foot wide sidewalk that is curb tight and fifteen (15) feet of landscaping next to Ann Road. The required landscaping is fifteen (15) feet including a five (5) foot detached sidewalk adjacent to Ann Road. The required 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. The proposed landscape plan indicates some foundation and parking lot landscaping. However, the required landscape islands at the ends of all parking rows and screening around the trash enclosure are not provided and will need to be added. All landscaped areas should provide 50% ground coverage, excluding trees, within two years of planting to comply with the municipal code.

The parking lot landscaping adjacent to the four (4) vacuum stalls and the EV stations will need to include trees for screening. The proposed parking lot originally contained a proposed building. With that approved layout, an illuminated wall sign was approved facing existing residential to the west. Signs facing a residential use shall be non-illuminating or shall be oriented to not have direct illumination towards the residential property. This was not a concern at the time the sign approval, but with a parking lot buffer trees should be added within this landscaped area to mitigate the existing wall sign.

The proposed landscape plan also includes the required twenty (20) foot landscape buffer along the east and west property lines from the existing residential development. Trees located within the landscape buffer are spaced approximately twenty (20) feet on center. The tree spacing should be decreased to ten (10) feet on center. The proposed use is potentially noisy and disruptive to the developed residential to the north and west. The increase of additional trees would help mitigate the noise. All landscaped areas should provide 50% ground coverage, excluding trees, within two years of planting to comply with the municipal code.

The proposed site plan indicates vacuum equipment located adjacent to Ann Road within the required landscaping area. This equipment will need to be relocated and screened from view of the right-of-way. This modification to the site plan can be addressed during the building permit process.

According to the Constructed Car wash and Active Car wash Use Permit Map, there is one (1) existing car wash within approximately one mile, it is a drive-thru car wash attached to the convenience food store on the south side of Ann Road.

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:

### **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 Mixed-Use Neighborhood, 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. The proposed vehicle washing establishment provides a 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 should not interfere with the existing commercial uses and residents and should not create a negative impact on the existing neighborhood with the requested landscaping buffers.
- 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. This addition of the proposed vehicle washing establishment should have no significant impact to the surrounding office buildings, residents and

businesses with the proper buffering.

- 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.

The proposed vehicle washing establishment in the PUD, Planned Unit Development District is compatible with the surrounding neighborhood and existing community and should not pose a negative impact to the surrounding properties. Staff has no objections to the proposed use and recommends approval with the listed 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. Must comply with stacking requirements of two (2) vehicles before the washing bay area and polish tunnel area.
3. Vacuum equipment to be relocated out of the required landscaping area and away from the right-of-way and screened from view.
4. The building should be stucco and painted iglo and cocoa powder and have a metal paneling as an accent to match the existing buildings within the commercial center for a more cohesive design, or as approved by the Director of Land Development & Community Services.
5. The five (5) foot sidewalk adjacent to Ann Road shall be detached.
6. Applicant shall provide the (2) bicycle parking stalls.

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

7. This application shall comply with the conditions of approval for ZN-22-2017 (Ordinance No. 3062).
8. 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.

9. Approval of a drainage study update is required prior to submittal of the civil improvement plans. Conformance may require modifications to the site plan.
10. Approval of a traffic study update 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.

**ATTACHMENTS:**

Public Works Memorandum

Letter of Intent

Site Plan

Building Elevations

Floor Plan

Landscape Plan

Constructed Car Washes & Active Car Wash Use Permits Map

Clark County Assessor's Map

Location and Zoning Map