



Planning Commission Agenda Item

Date: August 9, 2023

Item No: 11

TO: Planning Commission

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

SUBJECT: **SUP-32-2023 GRAND TETON & DECATUR (Public Hearing).** Applicant: J.A. Development Company. A special use permit in a C-1 (Neighborhood Commercial District) to allow a vehicle washing establishment. Location: Northeast corner of Decatur Boulevard and Grand Teton Drive. (APN 124-07-401-004) Ward 3. (For Possible Action) (*Continued from July 12, 2023*)

RECOMMENDATION: APPROVE WITH CONDITIONS

PROJECT DESCRIPTION:

The applicant is requesting a special use permit to allow a vehicle washing establishment. The proposed site is 4.35 acres located at the northeast corner of Decatur Boulevard and Grand Teton Drive. The subject site has a zoning designation of C-1, Neighborhood Commercial and the Comprehensive Master Plan Land Use designation is Neighborhood Commercial.

BACKGROUND INFORMATION:

Previous Action
On November 16, 2022, City Council approved a property reclassification (ZN-24-2022) from R-E, Ranch Estates District to C-1, Neighborhood Commercial District.
On November 16, 2022, City Council approved an amendment to the Comprehensive Master Plan (AMP-12-2022) to change the land use designation from Single-Family Low to Neighborhood Commercial.
An in person and zoom neighborhood meeting was held on August 4, 2022, at 3050 E. Centennial Parkway (Sky View Multi-Generation Center) at 6:30 pm. The meeting summary from the applicant stated 23 neighbors attended and several concerns were discussed.
On July 14, 2022, there was a Task Force (TF-58-2022) meeting was held for a property reclassification from R-E, Ranch Estates District to a C-1, Neighborhood Commercial District for a commercial center.
At the City Council Meeting on August 21, 2019, the property reclassification (ZN-21-19) from R-E, Ranch Estates District to a C-1, Neighborhood Commercial District was withdrawn by the applicant.

At the City Council Meeting on August 21, 2019, the amendment to the Comprehensive Master Plan (AMP-09-19) to change the land use designation from Single-Family Low to Neighborhood Commercial was withdrawn by the applicant.
At the City Council Meeting on August 21, 2019, the special use permit (UN-47-19) to allow a convenience food store with gas pumps was withdrawn by the applicant.
At the City Council Meeting on August 21, 2019, the special use permit (UN-48-19) to allow an “On-Sale” liquor license (Restricted Gaming) with a request for a waiver from the 500-foot separation from developed residential was withdrawn by the applicant.
In 2006, with the adoption of the Comprehensive Master Plan (AMP-40-06) the designated land use was changed to Single-Family Low Density.

RELATED APPLICATIONS:

Application #	Application Request
SUP-29-2023	A special use permit to allow a mini-warehousing establishment.

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Neighborhood Commercial	C-1, Neighborhood Commercial District	Undeveloped
North	Single-Family Low	R-1, Single-Family Low Density	Single-Family Residential
South	Master planned Community	C-1 MPC, Neighborhood Commercial Master Planned Community and RZ25 MPC, Residential Zone Up to 25 Du/Ac Master Planned Community	Proposed Commercial and Developing Residential
East	Single-Family Low	R-1, Single-Family Low Density	Single-Family Residential
West	Residential (City of Las Vegas)	RPD-7, Residential Planned Community (City of Las Vegas)	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 approval of a special use permit to allow a vehicle washing establishment (self-service). The proposed site is 4.35 acres located at the northeast corner of Decatur Boulevard and Grand Teton Drive. The applicant is proposing to construct a 5,000 vehicle washing establishment. The proposed floor plan indicates a 3,375 square foot tunnel and 1,625 square feet for the equipment room, break area, customer service and restrooms. The proposed access to the site is from two (2) entrances; one (1) on Grand Teton Drive and one (1) on Decatur Boulevard. In addition, the site includes a proposed mini-warehousing establishment (SUP-29-2023) and a fast food restaurant (coffee shop). The subject site has a zoning designation of C-1, Neighborhood Commercial and the Comprehensive Master Plan Land Use designation is Neighborhood Commercial.

The proposed building elevation is generally in compliance with the commercial design standards. The proposed elevation submitted is for one (1) building located adjacent to Grand Teton Drive at the south portion of the site. The proposed elevation is a concrete 19-foot block building with synthetic stucco (EIFS) painted gray. The elevation indicates decorative brick veneer accent along the bottom of the building, glass windows with metal frame and a metal parapet painted natural white along all four sides. The proposed parapet is required to insure all roof mounted equipment is screened from view of rights-of-way. In addition, the elevation indicates metal roll up doors and a 31 foot high tower element with a blue metal frame at the entrance / exit on the east and west elevations. Any modifications required can be addressed at the building permit review process.

The proposed site plan indicates the required trash enclosure being provided. However, elevations for the trash enclosure were not submitted. The trash enclosure is required to use the same materials and colors as the primary building, and contain a roof. Additionally, 6-foot wide landscaped islands are required on both sides of the trash enclosure. Any modifications required can be addressed during the building permit review process.

The required perimeter landscaping is fifteen (15) feet including a five (5) foot sidewalk centered between the landscaping area adjacent to Grand Teton Drive and Decatur Boulevard, however, the existing conditions along Grand Teton Drive is 20 feet of

landscaping including a five (5) foot sidewalk centered between the landscaping. The applicant should continue that theme for consistency and aesthetics of the street view along Grand Teton Drive. In addition, a 20 foot landscaped buffer from the adjacent residential property to the north and east is required. The required landscape buffer is to help mitigate the impact of the proposed use. Landscaping within the required buffer should contain a double offset row of trees planted 20 feet on center with shrubs that provide 50% ground coverage within two (2) years of planting. A landscaping plan was not provided, however, the site plan shows the location of the required perimeter landscaping areas along Grand Teton Drive, Decatur Boulevard and the 20 foot landscape buffer areas from adjacent residential property to the north and east. Any landscaping modifications can be addressed at building permit process.

No landscape plans were submitted, however, each building is required to provide six (6) feet of foundation landscaping at the entrance of the building and at least three (3) feet of foundation landscaping where parking spaces are located on the sides of the building. The site plan provided does not indicated the required foundation landscaping. The applicant will need to adjust the car wash building to provide the required foundation landscaping. Additionally, within the parking lot six (6) foot wide landscaped islands are required at the ends of all parking rows. The proposed site plan is not in compliance with this requirement. This is minor and can be addressed at the building permit process.

Parking is calculated for car wash as one (1) space for every 200 square feet of floor area. An automatic (self-service) drive through car wash requires three (3) parking stalls plus a minimum of two (2) vehicle stacking spaces outside of the car washing bay. The applicant's site plan does provide the required queuing area for the cars waiting for the carwash. The proposed site plan indicates 28 vacuum designated parking spaces and an additional 48 parking spaces for all three (3) uses within the overall center. The site is in compliance with the parking requirements.

Staff has no objections to the proposed use. The proposed use is consistent with the zoning designation and Comprehensive Master Plan Land Use. The proposed use should be compatible with the adjacent future commercial uses to the south and nearby residential areas. Staff is recommending approval of the vehicle washing establishment with conditions listed.

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. Applicant shall provide a minimum of six (6) foot landscape islands at the ends of all parking rows.
3. Applicant shall provide to provide six (6) feet of foundation landscaping at the entrance of the building and at least three (3) feet of foundation landscaping where parking spaces are located on the sides of the building.
4. The applicant shall install double offset row of trees planted 20 feet on center with shrubs that provide an 50% ground coverage within two (2) years of planting within the required 20 foot landscape buffer from adjacent residential property to the west and north.
5. The applicant shall install 20 feet of landscaping including a five (5) foot sidewalk centered between the landscaping adjacent to Grand Teton Drive.
6. The trash enclosure shall use similar materials and color palette as the principal building, have a roof and six (6) feet landscape islands on both sides of the trash enclosure.

Public Works:

7. 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.
8. Approval of a drainage study is required prior to submittal of the civil improvement plans. Conformance may require modifications to the site plan.
9. Approval of a traffic study is required prior to submittal of the civil improvement plans. Please contact Traffic Engineering at 633-1951 to request a scope. A queuing analysis may be required.
10. The property owner is required to grant a roadway easement for commercial driveway(s).
11. A revocable encroachment permit for landscaping within the public right of way is required, if applicable.
12. The property owner is required to grant a sidewalk easement for sidewalk located within a common element, or on private property, when that sidewalk is providing public access adjacent to the right-of-way.
13. Adjacent to any eighty (80) foot right-of-way or greater, 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 turnout.
14. 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.
15. The project shall provide a combination right-turn lane/bus turnout and loading pad and shelter on Decatur Boulevard in accordance with Uniform Standard Drawing 234.4.
16. All driveway geometrics shall be in compliance with the applicable *Uniform Standard Drawings for Public Works' Construction Off-Site Improvements* Drawing Number 222.1.
17. The public street geometrics and thickness of the pavement sections will be determined by the Department of Public Works.
18. Dedication and construction of the following streets and/or half streets is required per the *Master Plan of Streets and Highways* and/or *City of North Las Vegas Municipal Code* section 16.24.100:

- a. Grand Teton Drive
 - b. Decatur Boulevard
- 19. 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
Revised Building Elevations
Floor Plans
Clark County Assessor's Map
Location and Zoning Map