



AGENDA MEMO

PLANNING COMMISSION MEETING DATE: NOVEMBER 29, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: SUP-24803 - APPLICANT: GOO GOO CAR WASH SYSTEMS -

OWNER: FORTIER QUINCY E MD TRST

**** CONDITIONS ****

STAFF RECOMMENDATION: DENIAL. If Approved, subject to:

Planning and Development

1. Conformance to all minimum requirements under LVMC Title 19.04.010 for a Car Wash, Full Service use, including parking requirements.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-24802) shall be required.
3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This application is a request for a Special Use Permit to allow a proposed Car Wash, Full Service to be located at 5550 West Charleston Boulevard. This request is accompanied by an associated Site Development Plan Review (SDR-24802) request.

Due to the close proximity of the single family neighborhood adjacent to the north of the subject site and the location of two car washes on the north side of Charleston Boulevard within a half-mile of the subject site, staff recommends denial.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
3/02/66	The City Council approved a Rezoning (Z-0006-66) from R-1 (Single Family Residential) and R-4 (High Density Residential) to C-1 (Limited Commercial) of this site as part of a larger request.
10/19/94	The City Council denied an appeal for a Variance to allow an Auto Pawn which allows the outdoor storage of automobiles located at 5550 West Charleston Boulevard. The Board of Zoning Adjustment initially denied the request on 9/27/94.
<i>Related Building Permits/Business Licenses</i>	
4/13/89	Business license #R09-00841 issued for Restaurant. NOTE: Although the establishment is closed this license is still active
03/1/90	Business license #L09-00062 issued for Beer/Wine/Cooler on-sale in relation with R09-00841. NOTE: Although the establishment is closed this license is still active
<i>Pre-Application Meeting</i>	
9/10/07	A pre-application meeting was held with staff to discuss the requirements for the removal of an existing restaurant for the development of an automated Car Wash, Full Service. The applicant was informed of the submittal requirements for a Variance for Residential Adjacency Setbacks and a reduction in the C-1 (Limited Commercial) Zoning District setback standards. In addition, the applicant was notified of the requirements for requesting a Waiver to the Title 19.12 Landscape And Buffer Standards.
<i>Neighborhood Meeting</i>	
A neighborhood meeting was recommended by Staff, but the applicant was informed that it is not required. A neighborhood meeting was not held at the applicants request.	

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Field Check	
10/30/07	A field check was performed by staff with the following observations: <ul style="list-style-type: none"> • Vacant restaurant on site. • No screen wall provided between Alpine Place and subject site.

Details of Application Request	
Site Area	
Net Acres	0.85 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Restaurant	SC (Service Commercial)	C-1 (Limited Commercial)
North	Single Family Dwellings	L (Low Density Residential)	R-1 (Single Family Residential)
South	Used Car Lot/Undeveloped	SC (Service Commercial) ML (Medium Density Residential)	C-2 (General Commercial) U (Undeveloped) under Resolution of Intent to R-PD8 (Residential-Planned Development 8 Units Per Acre)
East	Office	SC (Service Commercial)	C-1 (Limited Commercial)
West	Retail Building	SC (Service Commercial)	C-1 (Limited Commercial)

Special Districts/Zones	Yes	No	Compliance
Special Area Plan		X	
Special Districts/Zones	Yes	No	Compliance
Special Purpose and Overlay Districts			
A-O Airport Overlay District 200 feet	X		Y
Trails			NA
Rural Preservation Overlay District			NA
Development Impact Notification Assessment			NA
Project of Regional Significance			NA

A-O (Airport Overlay) District

The maximum 25-foot peak height of this proposal is well-under the 200-foot height restriction mandated by the A-O (Airport Overlay) District and will have no significant impact on this Special District.

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DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Parking Ratio</i>	<i>Required</i>		<i>Provided</i>		<i>Compliance</i>
			<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular	Handi-capped	
Car Wash, Full Service	4,326 SF	1:150 SF GFA	27	2	32	2	
SubTotal			29		34		
TOTAL (including handicap)			29 spaces		34 spaces		Y

ANALYSIS

•Land Use and Zoning

The subject site maintains the SC (Service Commercial) Master Plan Land Use Designation and is located in the C-1 (Limited Commercial) Zoning District. The SC (Service Commercial) land use designation and the affiliated C-1 (Limited Commercial) Zoning District allow for mostly retail shopping and personal services that are typically located on the periphery of residential neighborhoods.

Although Title 19.04.010 does not require a distance separation requirement for the Car Wash, Full Service use, it is important to note that there are two Car Wash, Full Service uses established approximately one-half mile to the north and south of this proposal on the north side of Charleston Boulevard.

Due to the proximity of the proposed use with the adjacent Single Family Residential neighborhood, staff recommends denial.

• Minimum Special Use Permit Requirements

1. Each wash bay shall have a stacking lane that will accommodate at least six cars.

From the provided site plans, staff believes that there is more than adequate queuing space for well in excess of six cars as the stacking lane wraps around the east and north perimeter of the site.

FINDINGS

The following findings must be made for a Special Use Permit:

- 1. The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan.**

The proposed development is not compatible with the adjacent Single Family Dwellings to the north. In addition, there are already two Car Wash, Full Service uses operating within a half mile to the north and south of this proposal. Therefore, staff recommends denial of this Special Use Permit Request.

- 2. The subject site is physically suitable for the type and intensity of land use proposed.**

Although the proposed development meets the Title 19.08.050 Design Standards, a requested Waiver to the Title 19.12 Landscape and Buffer Standards has shown that there is some difficulty in accommodating the Car Wash design with the subject site. The applicant has proposed ample landscaping in the provided landscape buffers to offset the shortage along the east perimeter. However, the circulation of the site is confusing and dependent on a timed-gate system to maintain traffic flow.

- 3. Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.**

The proposed off-site access will have a negative impact upon Charleston Boulevard with a right-turn only from west-bound-only traffic. The on-site circulation is cluttered and confusing and overly dependent on the timing of automatic gates located throughout the site. One concern is with the ingress and egress of the site with tow of the aforementioned automatic gates located at the 40-foot wide, right-turn-only entrance. Because of the concerns of the site circulation issues pouring onto Charleston Boulevard, staff recommends denial of this Site Development Plan Review.

- 4. Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan.**

Staff finds the proposed use to be obtrusive to the adjacent single family residential neighborhood located along Alpine Place to the north of the subject site. In addition, although this particular use does not require a minimum separation distance from other established Car Wash, Full Service use it is important to note that there are two uses on the same side of the street approximately a half-mile to the north and south of this proposal.

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5. The use meets all of the applicable conditions per Title 19.04.

This proposal, as presented, meets the condition that a stacking lane for at least six cars per wash bay be provided.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 16

ASSEMBLY DISTRICT 3

SENATE DISTRICT 11

NOTICES MAILED 234

APPROVALS 0

PROTESTS 4