



AGENDA MEMO

CITY COUNCIL MEETING DATE: OCTOBER 3, 2007
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-21979 - APPLICANT: WINGATE MARKETING GROUP -
OWNER: DAVID WILLDEN

THIS ITEM WAS HELD IN ABEYANCE FROM THE SEPTEMBER 19, 2007 CITY COUNCIL MEETING AT THE REQUEST OF THE APPLICANT.

**** CONDITIONS ****

Staff recommends DENIAL. The Planning Commission (4-3/lid, bg, sd vote) recommends APPROVAL, 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-21982) and Variance (VAR-21980) 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.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request a request for a Special Use Permit for a proposed Car Wash, Full Service or Auto Detail on the south side of West Sahara Avenue, approximately 1,400 feet east of Decatur Boulevard

The applicant proposes to construct a full service car wash and detailing service on two undeveloped lots on Sahara Avenue. Commercial uses exist on either side of the subject parcel, and a residential subdivision is adjacent to the back of the parcels. A billboard sign currently exists on the lot fronting Sahara Avenue and is required to be removed as per a City Council review in 2006.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
01/21/2004	The City Council approved a request for a Special Use Permit (SUP-3114) for an off-premise advertising (billboard) sign located at 4545 West Sahara Avenue.
04/19/2006	The City Council denied a required Two-Year Review (RQR-11399) of an approved Special Use Permit (SUP-3114) for a 40-foot tall, 14-foot x 48-foot off-premise advertising (billboard) sign at 4545 West Sahara Avenue
07/12/07	The Planning Commission recommended approval of companion items VAR-21980 and SDR-21982 concurrently with this application. The Planning Commission voted 4-3/ld, bg, sd to recommend APPROVAL (PC Agenda Item #42/lhm).
<i>Related Building Permits/Business Licenses</i>	
	There are no building permits or business licenses related to this project approved or under review.
<i>Pre-Application Meeting</i>	
03/13/2007	Discussed requirements, entitlements needed and constraints for a car wash on two narrow lots and mapping of the lots to remove the parcel lines.
<i>Neighborhood Meeting</i>	
N/A	A neighborhood meeting was not required, nor was one held

Field Check	
05/21/2007	Undeveloped narrow lot between offices and shopping center. Residential abutts back of parcels. Billboard sign located on west corner of lot adjacent to Sahara Avenue.

Details of Application Request	
Site Area	
Net Acres	0.76

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	SC(Service Commercial)	C-1 (Limited Commercial)
North	Sahara Ave / Commercial	SC(Service Commercial)	C-1 (Limited Commercial)
South	Residential	L (Low Density Residential)	R-1 (Single Family Residential)
East	Commercial	SC(Service Commercial)	C-1 (Limited Commercial)
West	Commercial	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		X	
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following Development Standards apply to the subject proposal:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	N/A		Y or N
Min. Lot Width	100 Feet	104 Feet	Y or N
Min. Setbacks			
• Front	20 Feet	143 Feet	Y
• Side	10 Feet	East 0 West 50	N Y
• Corner	15 Feet	N/A	N/A
• Rear	20 Feet	90 Feet	Y
Max. Lot Coverage	50%	5.8%	Y
Max. Building Height	N/A	20	Y
Trash Enclosure	50 feet from residential	85 Feet	Y

Pursuant to Title 19.12

<i>Landscaping and Open Space Standards</i>				
<i>Standards</i>	<i>Required</i>		<i>Provided</i>	<i>Compliance</i>
	<i>Ratio</i>	<i>Trees</i>		
Parking Area	1 Tree / 6 Spaces	3	5	N
Buffer: Min. Trees	1 Tree / 30 Linear Feet	1 Tree / 10 Linear Feet	30	Y
TOTAL				N
Min. Zone Width	15 Feet ROW 8 Feet Interior Lot Lines		15-ROW 8 Feet on South Lot Line	N (no LS on east or west side of building)
Wall Height	N/A		Existing	

ANALYSIS

The project is a request to allow a Car Wash, Full Service or Auto Detailing, on two parcels located on West Sahara Avenue. The subject site consists of two undeveloped commercial lots, flanked on the east and west by retail uses, and residential zoned properties to the south. A 1,948 s.f. building and a 1,800 s.f. open (no roof) wash tunnel is proposed for the site. Cars will access the site via a driveway from Sahara Avenue. Pay stations and entrance to the car wash are shown on the site plan at the back of the parcel. Cars enter the car wash from this point, upon completion of the car wash in the tunnel, cars may exit immediately or may move left under a tensile type cover for hand detailing and drying.

- Zoning

The subject proposal is located in a C-1 (Limited Commercial) zone. This zone allows retail shopping and personal services, located on the periphery of residential neighborhoods. The proposed Car Wash, Full Service or Auto Detailing is allowed under that designation with approval of a Special Use Permit.

- Use

Directly behind the subject property is a residential neighborhood that will be impacted by the nuisance noise, odor and light conditions that are unavoidable side effects of the car wash/auto detail use.

- Conditions

Per Title 19.04 the following condition is to be considered in regards to a Car Wash, Full Service or Auto Detail Special Use Permit:

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

The proposed use appears to be in conformance with the above-mentioned condition.

In order to approve a Special Use Permit application, per Title 19.18.060 the Planning Commission and City Council must affirm the following:

- 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 Car Wash, Full Service or Auto Detail use is in close proximity to residential properties, thus, cannot be conducted in a harmonious and compatible manner with the existing and future development within the surrounding area.

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

The subject site is not suitable for the proposed car wash/auto detail use due to overbuilding the narrow site and the proximity to residential uses.

- 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 site is served by Sahara Avenue (a 100-foot primary arterial). The addition of a car wash/auto detail will not impact the ability of this arterial to handle the traffic load.

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.

The proposal for a Car Wash, Full Service or Auto Detailing on property adjacent to a residential neighborhood will have an adverse impact on homes behind the car wash. Therefore, it is not consistent with the objectives of the General Plan and will compromise the public health, safety, and welfare.

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

The use will conform to Title 19.04 conditions.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 11

ASSEMBLY DISTRICT 42

SENATE DISTRICT 11

NOTICES MAILED 134 by City Clerk

APPROVALS 0

PROTESTS 2