



AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: APRIL 12, 2011

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: THREE BS, INC.

** STAFF RECOMMENDATION(S) **

<i>CASE NUMBER</i>	<i>RECOMMENDATION</i>	<i>REQUIRED FOR APPROVAL</i>
SUP-40843	Staff recommends APPROVAL, subject to conditions:	SDR-40836
SDR-40836	Staff recommends APPROVAL, subject to conditions:	SUP-40843

** CONDITIONS **

SUP-40843 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Car Wash, Full Service use.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-40836) shall be required.
3. Conformance to the approved conditions for Rezoning Z-0102-86 and Site Development Plan Review Z-0102-86(1).
4. This approval shall be void two years from the date of final approval unless exercised pursuant to the provisions of Las Vegas Municipal Code Title 19.18. An Extension of Time may be filed for consideration by the City of Las Vegas.
5. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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7.All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SDR-40836 CONDITIONS

Planning

- 1.Conformance to the approved conditions for Rezoning Z-0102-86, Master Sign Plan (MSP-0011-02) and Site Development Plan Review Z-0102-86(1).
- 2.This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.18. An Extension of Time may be filed for consideration by the City of Las Vegas.
- 3.All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 02/01/11, except as amended by conditions herein.
- 4.Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 02/01/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
- 5.Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
- 6.These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
- 7.A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
- 8.Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).

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9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
14. Remove and replace handicapped ramps on the nearest driveway accessing Durango Drive to meet Americans with Disabilities Act and current City Standards, concurrent with onsite development.
15. Site development to comply with all previous conditions of approval for Z-34-81(4) and all other site-related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant proposes to construct a 1,000 square-foot automated Car Wash, Full Service facility at the south end of an existing 2,000 square-foot Convenience Store located at 8601 West Charleston Boulevard. The proposed use will be ancillary to the Convenience store and is located within a commercial subdivision that features 162,049 square feet of various commercial uses. Staff recommends approval of this request, with conditions, as it meets the Minimum Special Use Permit requirements and the proposed design minimizes the visual and auditory impact typically associated with Car Wash uses. If denied, the site will remain as is.

ISSUES

- A Car Wash, Full Service use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit.
- A Site Development Plan Review is required for the addition of the proposed 1,000 square-foot Car Wash, Full Service facility to the south end of the existing Convenience Store.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
06/19/85	The City Council approved a Plot Plan Review [Z-34-81(4)] of property generally located south of Charleston Boulevard, west of Durango Drive, N-U (under Resolution of Intent to R-PD8). The Planning Commission recommended approval with staff recommending denial.
02/04/87	The City Council approved a Rezoning (Z-0102-86) of approximately 68 acres of land from N-U to R-1 and C-1 for a single-family residential subdivision and a commercial shopping center. The Planning Commission and staff recommended approval.
01/24/95	The Planning Commission approved a Special Use Permit (U-0327-94) for Beer and Wine sales in conjunction with a Convenience Store with a Gas Station. Staff recommended approval.
01/26/95	The Planning Commission approved a plot plan and building elevation review (Z-0102-86) (1) for a Convenience Store with Gas Station. Staff recommended approval.
12/16/99	A Site Development Plan Review (Z-0102-86) (3) for a 2,804 square-foot Restaurant with Drive-Through was approved by the Planning Commission. Staff recommended approval.

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05/09/02	A Site Development Plan Review (Z-0102-86) (6) for a 133,284 square-foot Shopping Center addition to approximately 24,000 square feet of existing Retail uses (157,284 square feet total) was approved administratively.
11/21/02	A Master Sign Plan (MSP-0011-02) was approved for this shopping center by the Planning Commission for two 40-foot tenant panel signs, one along Durango Drive and the other along Charleston Boulevard, along with wall signs on each building.
04/16/06	The City Council approved a Special Use Permit (SUP-11638) for Secondhand Dealer Use at 8621 West Charleston Boulevard, Suite 110. The Planning Commission and staff recommended approval.
09/20/06	The City Council approved a Special Use Permit (SUP-15028) for a Secondhand Dealer Use at 8621 West Charleston Boulevard, Suite 150. The Planning Commission and staff recommended approval.

<i>Most Recent Change of Ownership</i>	
03/26/96	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
11/03/95	A business license (#C15-00194) was issued for a Convenience Store.
	A business license (#L10-00144) was issued for Liquor Sales.
	A business license (#C05-01736) was issued for Cigarette Sales.
12/15/95	Business licenses (#C20-01706 & #G01-01706) were issued for Gaming.

<i>Pre-Application Meeting</i>	
11/23/10	A pre-application meeting was held with staff to discuss the requirements for adding a 1,000 square-foot automated car wash to the rear of an existing Convenience Store. The applicant was informed of the submittal requirements for a Special Use Permit to allow the Car Wash, Full Service use and concurrent Site Development Plan Review for the car wash facility.

<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held for this type of application.	

<i>Field Check</i>	
03/09/11	A field check was performed by staff with the following observations made: <ul style="list-style-type: none"> • The existing Convenience Store includes eight gas pumps located under a canopy at the northeast corner of the property. • The area of the proposed car wash has curbing, landscape planters, and provides adequate space for vehicle stacking in excess of six cars.

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<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	3.72

<i>Surrounding Property</i>	<i>Existing Land Use Per Title 19.04</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Multi-Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)
South	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
East	Utility Substation	PF (Public Facilities)	U (Undeveloped) Zone
	Single Family, Detached	L (Low Density Residential)	R-1 (Single Family Residential)
West	General Retail	SC (Service Commercial)	C-1 (Limited Commercial)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area		X	NA
<i>Special Purpose and Overlay Districts</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	NA
Trails		X	NA
Rural Preservation Overlay District		X	NA
Las Vegas Redevelopment Plan Area		X	NA
Development Impact Notification Assessment		X	NA
Project of Regional Significance		X	NA

DEVELOPMENT STANDARDS

Pursuant to 19.08, the following standards apply:

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Width	100 Feet	100 Feet	Y
Min. Setbacks			
• Front	20 Feet	66 Feet	Y
• Side	10 Feet	110 Feet	Y
• Corner	15 Feet	29 Feet	Y
• Rear	20 Feet	52 Feet	Y

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Max. Lot Coverage	50 %	22 %	Y
Max. Building Height	35 Feet	35 Feet	Y
Mech. Equipment	Screened	Screened	Y

<i>Street Name</i>	<i>Functional Classification of Street(s)</i>	<i>Governing Document</i>	<i>Street Width (Feet)</i>	<i>Compliance with Street Section</i>
Charleston Boulevard	Primary Arterial	Master Plan of Streets and Highways	100	Y
Durango Drive	Primary Arterial	Master Plan of Streets and Highways	100	Y

Pursuant to Title 19.04 and 19.10, the following parking standards apply:

Parking Requirement							
<i>Use</i>	<i>Gross Floor Area or Number of Units</i>	<i>Required</i>			<i>Provided</i>		<i>Compliance</i>
		<i>Parking Ratio</i>	<i>Parking</i>		<i>Parking</i>		
			Regular	Handi-capped	Regular	Handi-capped	
Shopping Center	162,049 SF	1:250 SF	649				
Car Wash, Full Service	1,000 SF	1:150 SF	7				
TOTAL SPACES REQUIRED			656		797		Y
Regular and Handicap Spaces Required			639	17	817	20	Y

ANALYSIS

The proposed 1,000 square-foot Car Wash, Full Service facility will be attached to the south end of a Convenience Store, which was originally approved as a general retail tenant suite from Site Development Plan Review [(Z-0102-86(1))]. The location of the facility, in combination with its moderate size and landscape buffer, diminishes the adverse impacts that this use may have on the residentially-zoned properties that are located over 400 feet to the south of this proposal. In between the proposed car wash and the residential properties are an existing 28,000 square-foot General Retail building, a 20-foot wide landscape buffer with mature pine trees planted 20-feet on center, and an eight-foot high screen wall.

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The required parking for the Car Wash, Full Service use is one space per 150 square-foot of gross floor area, independent of the six required stacking lanes. From the original approval of the Shopping Center, which includes the Convenience Store, there are 871 parking spaces provide onsite, with 671 spaces required of the original review. With the seven additional parking spaces for the Car Wash, Full Service use added to the existing 649 spaces onsite, the 817 parking spaces for the site is deemed adequate.

As a Minimum Requirement for the Special Use Permit, each wash bay must provide a stacking lane that will accommodate at least six cars. A continuous 18-foot wide queuing lane over 120 feet in length is located along the west side of the Convenience Store, providing a stacking lane that will accommodate more than six vehicles.

Staff recommends approval of both requests as the use can be conducted in a manner that is compatible with the surrounding uses. If denied, the site will remain as it is.

FINDINGS (SUP-40843)

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 use can be operated in a manner that is compatible with the existing commercial subdivision, which includes a Convenience Store, Restaurants, and other General Retail uses, with neighboring residential development to the south and east. Title 19.04.050 requires compliance with specific conditions to ensure the appropriateness of the use, which the applicant has adequately demonstrated.

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

The requested Site Development Plan Review (SDR-40836) accompanying this request will have minimal impact to the overall site with the introduction of a Car Wash. The original Site Development Plan Review [(Z-0102-86(1))] approved a 158,454 square-foot commercial subdivision, to include the Convenience Store that the proposed Car Wash will be attached to.

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.

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The site is accessed from Durango Drive to the east and Charleston Boulevard to the north. Both streets are adequate in size and capacity to meet the requirements of the proposed Car Wash, Full Service use.

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 applicant will be required to obtain all of the necessary development permits, including Department of Building and Safety requirements prior to the issuance of a business license in order to ensure the protection of the public health, safety and general welfare.

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

The requested Car Wash, Full Service use, as presented in this proposal, meets the Minimum Special Use Permit Requirements listed in Title 19.04. Staff supports the requested use, as the facilities are small and screened by existing structures from the public rights-of-way and from residentially zoned properties to the south.

FINDINGS (SDR-40836)

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1.The proposed development is compatible with adjacent development and development in the area;

The proposed 1,000 square-foot Car Wash facility is compatible in size, scope, and location with the area as it will add additional services for patrons of the existing Convenience Store with minimal impact on the surrounding neighborhood.

2.The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;

The proposed development is in conformance with the General Plan and Title 19 requirements. There is stacking for six vehicles provided along the west side of the Convenience Store, meeting the Minimum Special Use Permit Requirements.

3.Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;

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Site access will remain unchanged as the proposed 1,000 square-foot facility is located at the rear of the existing Convenience Store. Site circulation will not be negatively impacted because the area used for vehicle stacking is not essential for cross-access to adjoining lots.

4. Building and landscape materials are appropriate for the area and for the City;

The building materials and landscape materials are compatible in scale and finish with the surrounding Shopping Center. The proposed Car Wash facility has been designed to match seamlessly with the existing Convenience Store.

5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;

The aesthetics of the proposed additional 1,000 square-foot Car Wash facility is compatible with the existing 2,000 square-foot Convenience Store and the surrounding Shopping Center.

6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.

The proposed Car Wash, Full Service facility will not impact public health, safety or welfare since the development will be subject to building permit review, site inspections during construction, as well as business license inspections for the proposed commercial activity.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 15

NOTICES MAILED 684

APPROVALS 1

PROTESTS 0