



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: MAY 14, 2024
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT: QUICK QUACK CAR WASH - OWNER: VISTA BONANZA, LLC

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0054-SUP1	Staff recommends APPROVAL, subject to conditions:	
24-0054-SDR1	Staff recommends APPROVAL, subject to conditions:	24-0054-SUP1

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 25

NOTICES MAILED 227

PROTESTS 0

APPROVALS 0

**** CONDITIONS ****

24-0054-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Car Wash, Full Service or Auto Detailing use.
2. Approval of and conformance to the Conditions of Approval Site Development Plan Review (24-0054-SDR1) shall be required, if approved.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. 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 Building and Safety Division.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

24-0054-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (24-0054-SUP1) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.

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3. All development shall be in conformance with the site plan and building elevations, date stamped 03/20/24, and landscape plan, date stamped 04/08/24, except as amended by conditions herein.
4. A Waiver from Title 19.08.070 is hereby approved, to allow a five-foot landscape buffer on a portion of the east perimeter where eight-feet is required.
5. An Exception from Title 19.08.040 is hereby approved, to allow zero interior parking area trees where four are required.
6. 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 Building and Safety Division.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a solid decorative material that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.
9. 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, which 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.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

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Public Works

11. In accordance with Section 2.2 of the City's Vision Zero Action Plan, the sidewalk adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement, such as around existing streetlights, and construct such sidewalk widening as needed concurrent with on-site development activities.
12. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives or a separate pedestrian path connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp, unless an alternate pedestrian access route is approved by the City Traffic Engineer.
13. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptor and sand/oil interceptors in acceptable locations prior to submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-6594 or emailed at ece@lasvegasnevada.gov.
14. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
15. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

Fire & Rescue

16. Applicant shall provide mitigation for lack of Fire Access around the building per IFC 5031.1.
17. 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.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a Special Use Permit and Site Development Plan Review request for a proposed car wash development located on the south side of Bonanza Road, approximately 365 feet west of Lamb Boulevard.

ISSUES

- A Car Wash, Full Service or Auto Detailing use is permitted in the C-1 (Limited Commercial) zoning district with the approval of a Special Use Permit. Staff supports the request.
- A Waiver of Title 19.08.070 is requested to allow a five-foot landscape buffer width along a portion of the east perimeter where eight feet is required. Staff supports this request.
- An Exception of Title 19.08.070 is requested to allow zero interior parking area trees where four are required. Staff supports this request.
- The Las Vegas Valley Water District (LVVWD) has commented, "Civil plans will need to be submitted to LVVWD. Parcel has an existing service, Public FH, and Public Water Main within it, which will need to be relocated or removed."

ANALYSIS

The subject site is comprised of a 1.11 acre undeveloped parcel. The site is zoned C-1 (Limited Commercial) with a NMxu (Neighborhood Mixed Use Center) future land use designation. It is subject to Title 19 development standards. There are existing commercial developments to the north, east and west of the subject site, with restaurant, office, and child care uses. Property to the south of the subject site is developed with a Residential, Mobile Home Park use. The applicant proposes to develop the subject site with a 3,588 square-foot car wash development.

The applicant has requested a Special Use Permit (24-0054-SUP1) for a proposed Car Wash, Full Service or Auto Detailing use on the subject site. Per Title 19.12, the Car Wash, Full Service or Auto Detailing use is defined as, "An establishment that provides for the washing, cleaning, waxing or detailing of passenger vehicles, either by means of employees or by means of automated or semi-automated methods of cleaning, or by a combination thereof." The proposed use meets the definition, as the applicant proposes to operate a full service car wash, including an area for vacuuming.

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The Minimum Special Use Permit Requirements for this use include:

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

The proposed use meets this requirement, as the proposed stacking lane will accommodate more than six cars.

The submitted plans depict a 3,588 square-foot, 29-foot tall car wash development located on the south side of Bonanza Road, approximately 365 feet west of Lamb Boulevard. A triple stacking lane is provided along the western portion of the property that accommodates more than the required six vehicles. The site will provide three standard parking spaces and 22 covered vacuum parking stalls, including one handicap accessible space, which complies with the minimum four spaces including one handicap accessible space required by Title 19.12. The building facades include a painted “Quick Quack Green” metal trim, CMU, and painted “Decisive Yellow” and “Snowbound” stucco.

Per Title 19.08.040, landscaping materials shall be consistent with the Southern Nevada Regional Plant List. The submitted landscape plan indicates the primary tree species being utilized on the site is the 24-inch box Texas Olive, 24-inch box Thornless Hybrid Palo Verde, 24-inch box Texas Mountain Laurel, 24-inch box Saratoga Bay Laurel and a combination of five-gallon shrubs, which are consistent with the Southern Nevada Regional Plant List. The applicant has requested a Waiver of Title 19.08.070 to allow a five-foot landscape buffer width on a portion of the east perimeter where eight feet is required. An Exception is requested to allow zero interior parking lot area trees where four are required. Given the existing wall to remain on a portion of the east perimeter and the covered vacuum parking stalls provided, staff supports the requested Waiver and Exception of Title 19.08 requirements.

Staff finds the requested Waiver and Exception to be minor in nature and will not negatively impact the surrounding area. Sufficient landscaping is provided in the perimeter landscape buffer areas to support the City of Las Vegas 2050 Master Plan focus of prioritizing tree canopy to mitigate extreme heat. The subject site is bordered by commercial development and adequate landscape screening is provided adjacent to the residential mobile home park. Therefore, staff recommends approval of the requested Special Use Permit and Site Development Plan Review, subject to conditions.

FINDINGS (24-0054-SUP1)

In order to approve a Special Use Permit application, per Title 19.16.110(L) the Planning Commission and City Council must affirm the following:

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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 Detailing use can be conducted in manner that is harmonious and compatible with the surrounding commercial land uses and future land uses.

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

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

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.**

Site access is provided by Bonanza Road, a 100-foot Primary Arterial, as designated by the Master Plan of Streets and Highways. The street is adequate in size to meet the requirements of the proposed 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 proposed use, if approved, is subject to regular inspections by multiple governmental agencies, thus ensuring the public health, safety and welfare.

5. **The use meets all of the applicable conditions per Title 19.12.**

The proposed use meets all applicable minimum Special Use Permit requirements set forth in Title 19.12.

FINDINGS (24-0054-SDR1)

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) 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;**

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The proposed development is compatible with adjacent commercial development and development in the area. The subject site is bordered to the east and west by commercial development, and a sufficient landscape buffer is provided adjacent to residential development to the south.

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

The proposed development is consistent with the City of Las Vegas 2050 Master Plan by providing services in the area and increasing tree canopy. Staff finds the requested Waiver and Exception of landscape requirements are minor in nature and will not adversely affect the surrounding area.

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

Site access is provided by Bonanza Road, a 100-foot Primary Arterial, which is adequate in size to accommodate the needs of the proposed car wash development. Three car stacking lanes will accommodate more than six cars which should prevent any interior circulation issues.

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

The proposed building materials and landscape materials are appropriate for the area and for the city. The proposed landscape materials adhere to the recommendations of the Southern Nevada Regional Plant List.

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 proposed building elevations are not unsightly or obnoxious in appearance and are harmonious and compatible with development in the area.

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

If approved, the proposed development will be subject to business license and building permit reviews, which will ensure the protection of the public health, safety and general welfare.

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BACKGROUND INFORMATION

<i>Related Relevant City Actions by Planning, Fire, Building, Code Enforcement, etc.</i>	
09/21/77	The Board of City Commissioners approved the request for Reclassification of Property (Z-0088-77) generally located on the south side of Bonanza Road, 325 feet west of Lamb Boulevard, from R-E (Residence Estates) to C-1 (Limited Commercial).
06/02/21	The City Council approved the request to adopt the City of Las Vegas 2050 Master Plan and Amend (21-0029-GPA1) the City of Las Vegas General Plan from various categories to TOD-1 (Transit Oriented Development-1), TOD-2 (Transit Oriented Development-2), TOC-1 (Transit Oriented Corridor-1), TOC-2 (Transit Oriented Corridor-2), or NMXU (Neighborhood Mixed Use Center) within the City of Las Vegas.
04/18/24	A Code Enforcement case (#CE24-02709) was processed for reported trash, debris, and weeds at 4315 East Bonanza Road. The case remains unresolved.

<i>Most Recent Change of Ownership</i>	
04/20/22	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
No related building permits/business licenses.	

<i>Pre-Application Meeting</i>	
01/29/24	A pre-application meeting was held with the applicant and the submittal requirements for a Site Development Plan Review and Special Use Permit were discussed.

<i>Neighborhood Meeting</i>	
A neighborhood meeting was not required, nor was one held.	

<i>Field Check</i>	
04/02/24	Staff conducted a routine field check and observed an undeveloped lot with temporary chain link fencing, trash, debris and weeds. A Code Enforcement case (#CE24-02709) was created for the subject site.

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Details of Application Request	
Site Area	
Net Acres	1.11

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Undeveloped	NMX-U (Neighborhood Mixed Use Center)	C-1 (Limited Commercial)
North	Office, Other than Listed	SC (Service Commercial)	C-2 (General Commercial)
South	Residential, Mobile Home Park	ML (Medium Low Density Residential)	R-MHP (Residential Mobile/Manufactured Home Park)
East	Individual Care Center	NMX-U (Neighborhood Mixed Use Center)	C-1 (Limited Commercial)
West	Restaurant	NMX-U (Neighborhood Mixed Use Center)	C-1 (Limited Commercial)
	Alcohol, On-Premise Full		

Master and Neighborhood Plan Areas	Compliance
Las Vegas 2050 Master Plan Area: East Las Vegas	Y
Special Area and Overlay Districts	Compliance
No Applicable Special Area or Overlay Districts	N/A
Other Plans or Special Requirements	Compliance
Trails (Shared Use Trail – Bonanza Road)	Y
Las Vegas Redevelopment Plan Area	N/A
Interlocal Agreement	N/A
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

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DEVELOPMENT STANDARDS

Pursuant to 19.08, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Setbacks			
• Front	10 Feet	93 Feet	Y
• Side (East)	10 Feet	80 Feet	Y
• Side (West)	10 Feet	60 Feet	Y
• Rear	20 Feet	70 Feet	Y
Max. Lot Coverage	50%	10%	Y
Max. Building Height	N/A	29 Feet	Y
Trash Enclosure	Screened, Gated, w/ a Roof or Trellis	Screened, Gated, w/ a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

Pursuant to Title 19.08, the following standards apply:

Landscaping and Open Space Standards				
Standards	Required		Provided	Compliance
	Ratio	Trees		
Buffer Trees:				
• North	1 Tree / 20 Linear Feet	7 Trees	7 Trees	Y
• South	1 Tree / 20 Linear Feet	9 Trees	10 Trees	Y
• East	1 Tree / 20 Linear Feet	10 Trees	10 Trees	Y
• West	1 Tree / 30 Linear Feet	8 Trees	8 Trees	Y
TOTAL PERIMETER TREES		34 Trees	34 Trees	Y
Parking Area Trees	1 Tree / 6 Uncovered Spaces, plus 1 tree at the end of each row of spaces	4 Trees	0 Trees	N*
LANDSCAPE BUFFER WIDTHS				
Min. Zone Width				
• North	15 Feet		32 Feet	Y
• South	8 Feet		8 Feet	Y
• East	8 Feet		5 Feet	N**
• West	8 Feet		8 Feet	Y
Wall Height	6 to 8 Feet Adjacent to Residential		Not Indicated	By Condition

*An Exception is requested to allow a reduction of planting materials for interior parking areas.

**A Waiver is requested to allow a reduced landscape buffer width along a portion of the east perimeter.

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Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Bonanza Road	Primary Arterial	Master Plan of Streets and Highways Map	100	Y

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required		Provided		Compliance	
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Car Wash, Full Service or Auto Detailing	272 SF	1:150 SF of GFA, independent of vehicle stacking space	2				
TOTAL SPACES REQUIRED			2		4		Y
Regular and Handicap Spaces Required			1	1	3	1	Y

Waivers		
Requirement	Request	Staff Recommendation
Provide an eight-foot landscape buffer width along interior property lines	To allow a five-foot landscape buffer width along a portion of the east property line	Approval

Exceptions		
Requirement	Request	Staff Recommendation
Provide four interior parking area trees	To allow zero interior parking area trees	Approval