

**STAFF REPORT FOR GROWTH MANAGEMENT COMMISSION
MEETING OF MARCH 26, 2014**

FILE NO: GM-14-005

AGENDA ITEM: F-2

STAFF AUTHOR: Susan Dorr Pansky, Planning Manager

REQUEST: To consider a request for Growth Management approval for Easy Wash, LLC (property owner: Golden Gate Petroleum of Nevada, LLC) to allow for daily water usage above 7,500 gallons per day for a car wash, on property zoned General Commercial (GC), located at 2651 Highway 50 East, APN 008-153-01.

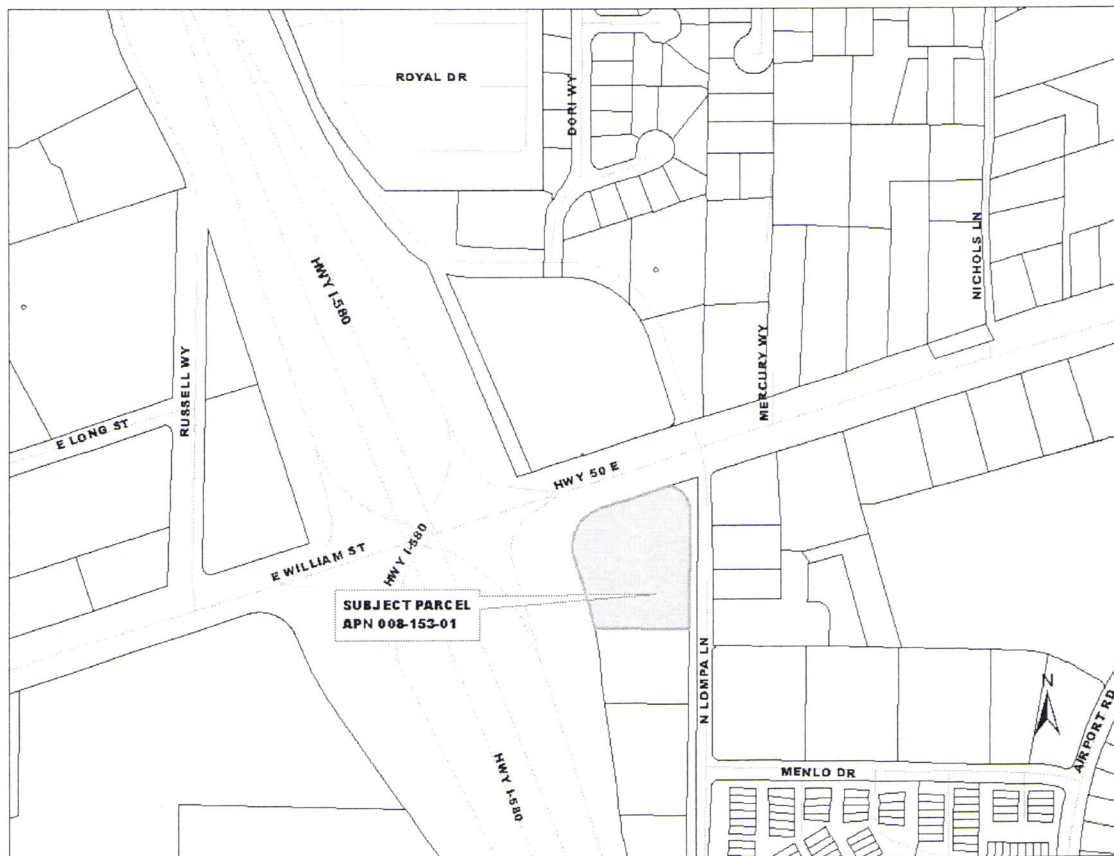
APPLICANT: Easy Wash, LLC

OWNER: Golden Gate Petroleum of Nevada, LLC

LOCATION: 2651 Highway 50 East

APN: 008-153-01

RECOMMENDED MOTION: "I move to approve GM-14-005, a request for Growth Management approval for Easy Wash, LLC (property owner: Golden Gate Petroleum of Nevada, LLC) to allow for daily water usage above 7,500 gallons per day for a car wash, on property zoned General Commercial, located at 2651 Highway 50 East, APN 008-153-01 based on the findings and subject to the conditions of approval outlined in the staff report."



RECOMMENDED CONDITIONS OF APPROVAL:

1. The applicant must sign and return the Notice of Decision within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, the item may be rescheduled for the next Growth Management Commission meeting for further consideration.
2. The applicant shall implement water conservation measures including a recycling system for the car wash process.
3. The project requires application for a Building Permit, issued through the Building Division. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.

LEGAL REQUIREMENTS: CCMC 18.12.070 (Growth Management, Commercial and Industrial Permits)

MASTER PLAN DESIGNATION: Mixed-Use Commercial

ZONING DISTRICT: General Commercial

DISCUSSION:

The applicant is proposing a three-bay car wash with an expected average daily water usage of approximately 13,438 gallons. Carson City has established a threshold for average daily water usage for commercial and industrial projects of 7,500 gallons of water per day. Any commercial or industrial project that equals or exceeds this threshold is required to obtain approval from the Growth Management Commission prior to the issuance of a Building Permit.

The Commission may approval the permit with conditions or deny the permit on the basis of the effect of the project on the City's essential resource. This Commission shall base its decision on the quantity of water consumed by the use compared to the availability of water; the ability of the City to deliver water services to the structure and other effects of water usage; and/or the ability of the City's sewage disposal system to handle the quantity of wastewater generated.

The proposed average daily water usage of approximately 13,438 gallons does not constitute a significant water usage above the permitted 7,500 gallons per day (by comparison, a past hotel project received approval for approximately 83,000 gallons per day average daily usage).

Development Engineering (with direction from Public Works) has reviewed the information submitted by the applicant and determined that the City can adequately supply the required water from the existing system. Development Engineering does not object to the request provided that a condition regarding water conservation measures is included in the approval. This condition is specified below and has been included in the recommended conditions of approval for the project.

Public Works will implement standard requirements through the Building Permit process but has requested that the following condition be included in the recommendation for approval:

- The applicant shall implement water conservation measures including a recycling system for the car wash process.

Staff recommends that the Growth Management Commission approve the requested three-bay car wash with the conditions of approval outlined in this report.

OTHER CITY DEPARTMENT OR OUTSIDE AGENCY COMMENTS:

The following comments were received from various city departments. Recommendations have been incorporated into the recommended conditions of approval, where applicable. The majority of these comments are related to items that will arise during the Building Permit process and should be taken into consideration when completing design for the project.

Building Division Comments:

1. Commercial submittals shall show compliance with the following codes, and adopted amendments:
 - 2012 International Building Code
 - 2009 International Energy Conservation Code
 - 2012 International Fire Code
 - 2012 Uniform Mechanical Code
 - 2012 International Mechanical Code
 - 2012 Uniform Plumbing Code
 - 2011 National Electrical Code
 - 2009 ICC/ANSI A117.1 (For accessible design)
 - 2011 Northern Nevada Amendments
 - 2012 Northern Nevada Amendments
2. The project requires application for a Building Permit, issued through the Carson City Building Division. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.
3. As a part of the submittal, provide a separate plan sheet, which clearly shows the **Accessible Route/Exit Discharge Plan**. The **Accessible Route/Discharge Plan** shall have the following minimum information from the accessible entrance of the facility to the public right-of-way. ('12 IBC Section 1007, 1104.1 and ICC/ANSI A117.1-2009 Chapters 4 and 5):
 - Indicate accessible route surface
 - Indicate accessible route slope
 - Indicate accessible route **width** (minimum width is 36 inches); however, if the wheelchair is near a drop or change in elevation, a guard will be required (ICC/ANSI A117.1-2009 Section 403.5 and Table 403.5)
 - Indicate accessible route turn radius
 - Indicate all accessible ramps, with dimensioned cross section details showing slope and guardrails (where applicable)
 - Indicate the location and type of the detectable warning surface at curb ramps, island or cut-through medians (ICC/ANSI A117.1-2009 Sections 406.13, 406.14 and 705)
 - Indicate all accessible parking, with signage
 - Indicate location of all building and site accessible signage, with an elevation view to verify compliance with required text, height, etc.

NOTE: The **Accessible Route/Exit Discharge Plan** shall clearly show the accessible route from the accessible entrance of the facility to the accessible

parking, public streets and sidewalks – as applicable to the site (-12 IBC 1007.2, 1023.6 and 1104.1)

4. As a part of the submittal, include a complete “Architectural Design Analysis,” which shall include a **complete** break down of the allowable area and height versus the actual area and height.

Engineering Division Comments:

Tom Grundy, P.E. has state that we can adequately supply this water use from our existing system. Development Engineering has no objection to the growth management request with the following condition of approval:

- The applicant shall implement water conservation measures including a recycling system for the car wash process.

Environmental Control Comments:

1. How will the pH discharge limits found in CCMC – Section 12.06.410 be met? Will this requirement be met through a pretreatment system prior to discharge in the sanitary sewer?
2. Submit sand and oil interceptor sizing calculations using 2012 UPC (1016.3), (1016.4) sizing requirements.
3. Submit a list of all chemicals including quantities that will be used at this facility.
4. Will there be any type of water reclamation system(s) used at this facility?
5. CCMC requires 100% secondary containment for all chemicals. Per CCMC 12.06.248 and CCMC Appendix 18, Division 15.7.3. How will this requirement be met?

Health and Human Services Comments:

No comments based on application received.

Attachments:

City Comments
Application (GM-14-005)

File # (Ex: MPR #07-111)	GM-14-005
Brief Description	New Car Wash
Project Address or APN	APN #008-153-01
Bldg Div Plans Examiner	Kevin Gattis
Review Date	3-26-2014
Total Spent on Review	

BUILDING DIVISION COMMENTS:

1. Commercial submittals shall show compliance with the following codes, and adopted amendments:

- 2012 International Building Code
- 2009 International Energy Conservation Code
- 2012 International Fire Code
- 2012 Uniform Mechanical Code
- 2012 International Mechanical Code
- 2012 Uniform Plumbing Code
- 2011 National Electrical Code
- 2009 ICC/ANSI A117.1 (For accessible design)
- 2011 Northern Nevada Amendments
- 2012 Northern Nevada Amendments



2. Project requires application for a Building Permit, issued through the Carson City Building Division. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.

3. As a part of a submittal, provide a separate plan sheet, which clearly shows the **Accessible Route / Exit Discharge Plan**. The **Accessible Route / Exit Discharge Plan** shall have the following minimum information from the accessible entrance of the facility to the public right of way. ('12 IBC Section 1007, 1104.1 & ICC/ANSI A117.1-2009 Chapter 4 & 5):

- Indicate accessible route surface
- Indicate accessible route slope
- **Indicate accessible route width** (Minimum width is 36" (thirty-six inches); however, if the wheelchair is near a drop or change in elevation, a guard will be required. (ICC/ANSI A117.1-2009 Section 4 03.5 & Table 403.5)
- Indicate accessible route turn radius
- Indicate all accessible ramps, with a dimensioned cross section details indicating slope & guardrails (where applicable)
- Indicate the location and type of the detectable warning surface at curb ramps, island or cut-through medians (ICC/ANSI A117.1-2009 Sections 406.13, 406.14 & 705)
- Indicate all accessible parking, with signage
- Indicate location of all building and site accessible signage, with an elevation view to verify compliance with required text, height, etc.

NOTE: The **Accessible Route / Exit Discharge Plan** shall clearly show the accessible route from the accessible entrance of the facility to the accessible parking, public streets and sidewalks – as applicable to the site. ('12 IBC 1007.2, 1023.6, & 1104.1)

4. As a part of the submittal, include a complete "Architectural Design Analysis", which shall include a **complete** break down of the allowable area and height versus the actual area and height.



**Engineering Division
Planning Commission Report
File Number GM-14-005**

TO: Planning Commission

FROM Rory Hogen, E.I.

DATE: February 26, 2014
2004

MEETING DATE: March 26,

SUBJECT TITLE:

Action to consider a Growth Management request from Dennis O'Keefe of Easy Wash, LLC, (property owner: Golden Gate Petroleum of Nevada) of water consumption exceeding 7500 average gallons per day (13,438 gpd) related to a car wash operation zoned General Commercial, located at 2651 Hwy 50 E, Carson City, apn 08-153-01.

RECOMMENDATION:

Tom Grundy, P.E. has stated that we can adequately supply this water use from our existing system. Development Engineering has no objection to the growth management request with the following condition of approval.

1. The applicant shall implement water conservation measures including a recycling system for the car wash process.

February 26, 2014

Major Project Review Committee

Re: # GM-14-005

Dear Kathe,



After initial plan review the Carson City Environmental Control Authority (ECA), a Division of Carson City Public Works Department (CCPW), has the following requirements per the Carson City Municipal Code (CCMC) and the Uniform Plumbing Code (UPC) for the GM 14-005 @ 2651 HWY 50 East (Easy Wash) project:

1. How will the pH discharge limits found in CCMC – section 12.06.410 be met? – Will this requirement be met through a pretreatment system prior to discharge in the sanitary sewer?
2. Submit sand & oil interceptor sizing calculations using 2012 U.P.C. (1016.3), (1016.4) sizing requirements.
3. Submit List of all chemicals including quantities that will be used at this facility.
4. Will there be any type of water reclamation system(s) used at this facility.
5. CCMC requires 100% secondary containment for all chemicals. Per CCMC 12.06.248 and CCMC Appendix 18 Division 15.7.3. How will this requirement be met?

Please notify Mark Irwin if you have any questions regarding these comments, I can be reached at 775-283-7380.

Sincerely;

Mark Irwin
Environmental Control Officer 3

c: Kelly Hale, Environmental Control Supervisor
David Bruketta, Operations Manager, Environmental

February 25, 2014

GM-14-005

Carson City Health and Human Services has no comments based on application received.

Dustin Boothe, MPH, REHS

Carson City Health and Human Services

900 E. Long St.

Carson City, NV 89706

(775) 887-2190 ext. 7220



Carson City Planning Division
108 E. Proctor Street • Carson City NV 89701
Phone: (775) 887-2180 • E-mail: planning@carson.org

FOR OFFICE USE ONLY:

CCMC 18.12

FILE # GM- 14 - CDS

GROWTH MANAGEMENT

RECEIVED

FEB 13 2014

CARSON CITY
PLANNING DIVISION

Easy Wash, LLC 775.851.5321

APPLICANT PHONE #

6121 Lakeside Drive, Ste 160, Reno, NV 89511

MAILING ADDRESS, CITY, STATE, ZIP

lfaulstich@comre.com

EMAIL ADDRESS

Golden Gate Petroleum of Nevada, LLC 775.850.3010

PROPERTY OWNER PHONE #

16580 Wedge Pkwy Ste 300, Reno, NV 89511

MAILING ADDRESS, CITY, STATE, ZIP

EMAIL ADDRESS

Manhard Consulting/ Chris Baker 775.746-3500

APPLICANT AGENT/REPRESENTATIVE PHONE #

9850 Double R Blvd. Reno, NV 89521

MAILING ADDRESS, CITY, STATE ZIP

cbaker@manhard.com

EMAIL ADDRESS

FEE: None

SUBMITTAL PACKET

- ☐ Application Form
- ☐ Site Plan
- ☐ Water Report
- ☐ Applicant's Acknowledgment Statement
- ☐ 4 Project engineering Reports
- ☐ 6 Completed Application Packets
(1 Original + 5 Copies)
- ☐ CD containing application digital data (pdf format)

Application Reviewed and Received By:

Submittal Deadline: See attached PC application submittal schedule.

Note: Submittals must be of sufficient clarity and detail such that all departments are able to determine if they can support the request. Additional information may be required.

Total Gallons Per Day of Water Usage
Requested: 13,438.62 GPD

APN
008-153-01

Address City/State Zip Code
2651 Hwy 50 East, Carson City, NV 89701

Project's Master Plan Designation

Mixed- Use/ Commercial

Project's Current Zoning

General Commercial

Nearest Major Cross Street(s)

Hwy 50 East/ N. Lompa Lane

Briefly describe your proposed project: (Use additional sheets or attachments if necessary) The proposed project is an automated three (3) bay, drive thru commercial car wash to be located on a 14,760 square foot portion of APN 008-153-01. The estimated water demand of 13,438.62 GPD exceeds the 7,500 GPD threshold and therefore we a Growth Management Permit is required.

In accordance with Carson City Municipal Code (CCMC) Section: 18.12.070, or Development Standards, Division _____, a request to allow water usage greater than 7,500 gallons per day:

PROPERTY OWNER'S AFFIDAVIT

I, _____, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.

Signature

Address

Date

Use additional page(s) if necessary for other names.

STATE OF NEVADA)
COUNTY)

On _____, 20____, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

Notary Public

NOTE: If your project is located within the historic district, airport area, or downtown area, it may need to be scheduled before the Historic Resources Commission, the Airport Authority, and/or the Redevelopment Authority Citizens Committee prior to being scheduled for review by the Planning Commission. Planning Division personnel can help you make the above determination.

Carson City Planning Division
108 E. Proctor Street- Carson City NV 89701
Phone: (775) 887-2180 • E-mail: planning@carson.org

FOR OFFICE USE ONLY:

CCMC 18.12

FILE # GM- 14 -

GROWTH MANAGEMENT

FEE: None

SUBMITTAL PACKET

- ☐ Application Form
- ☐ Site Plan
- ☐ Water Report
- ☐ Applicant's Acknowledgment Statement
- ☐ 4 Project engineering Reports
- ☐ 6 Completed Application Packets
(1 Original + 5 Copies)
- ☐ CD containing application digital data (pdf format)

Application Reviewed and Received By:

Submittal Deadline: See attached PC application submittal schedule.

Note: Submittals must be of sufficient clarity and detail such that all departments are able to determine if they can support the request. Additional Information may be required.

Easy Wash, LLC 775.851.5321

APPLICANT PHONE #

6121 Lakeside Drive, Ste 160, Reno, NV 89511

MAILING ADDRESS, CITY, STATE, ZIP

lfaulstich@comre.com

EMAIL ADDRESS

Golden Gate Petroleum of Nevada, LLC

PROPERTY OWNER PHONE #

16580 Wedge Pkwy #300 Reno NV 89511

MAILING ADDRESS, CITY, STATE, ZIP 775-850-3010

EMAIL ADDRESS

Manhard Consulting 775.746-3500

APPLICANT AGENT/REPRESENTATIVE PHONE #

9850 Double R Blvd. RENO, NV 89521

MAILING ADDRESS, CITY, STATE ZIP

cbaker@manhard.com

EMAIL ADDRESS

Total Gallons Per Day of Water Usage
Requested: 13,438.62 GPD

APN
008-153-01

Address City /State Zip Code
2651 Hwy 50 East, Carson City, NV 89701

Project's Master Plan Designation

Mixed- Use/ Commercial

Project's Current Zoning

General Commercial

Nearest Major Cross Street(s)

Hwy 50 East/ N. Lompa Lane

Briefly describe your proposed project: (Use additional sheets or attachments if necessary) The proposed project is a three (3) bay drive thru carwash to be located on a 14,760 square foot portion of APN 008-153-01. The estimated water demand of 13,438.62 GPD exceeds the 7,500 GPD threshold and therefore we are requesting a Growth Management Permit.

In accordance with Carson City Municipal Code (CCMC) Section: 18.12.070, or Development Standards, Division _____, Section _____, a request to allow water usage greater than 7,500 gallons per day:

PROPERTY OWNER'S AFFIDAVIT

I, DENNIS O'KEEFE, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.

Signature [Signature] Address 16580 Wedge Pkwy #300 Reno NV 89511

Date FEB 12, 2014

Use additional page(s) if necessary for other names.

STATE OF NEVADA)
COUNTY Washoe)

On February 12, 2014, Dennis O'Keefe, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

[Signature]
Notary Public



REBECCA KEENAN
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 06-105873-2 - Expires July 27, 2016

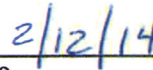
NOTE: If your project is located within the historic district, airport area, or downtown area, it may need to be scheduled before the Historic Resources Commission, the Airport Authority, and/or the Redevelopment Authority Citizens Committee prior to being scheduled for review by the Planning Commission. Planning Division personnel can help you make the above determination.

ACKNOWLEDGMENT OF APPLICANT

I certify that the forgoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the Planning Commission/Board of Supervisors. I am aware that this permit becomes null and void if the use is not initiated within one-year of the date of the Planning Commission's/Board of Supervisor's approval; and I understand that this permit may be revoked for violation of any of the conditions of approval. I further understand that approval of this application does not exempt me from all City code requirements.



Applicant



Date

Growth Management Permit
Carson City, Nevada
For
APN: 008-153-01



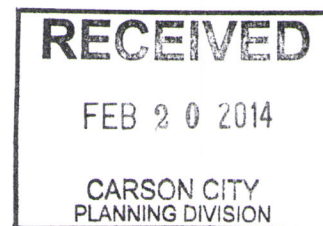
Prepared By:



9850 Double R Blvd.
Reno, Nevada 89521

Prepared For:

Easy Wash, LLC.
6121 Lakeside Drive, Suite 160
Reno, Nevada 89511



GM - 14 - 005



Civil Engineering
Surveying
Water Resources Management
Water & Wastewater Engineering
Supply Chain Logistics
Construction Management
Environmental Sciences
Landscape Architecture
Land Planning

February 10, 2014

Susan Dorr-Pansky
Planning Manager
108 East Proctor Street
Carson City, NV 89701

Re: Easy Wash Growth Management Permit Application/ APN: 008-153-01

Dear Susan,

On Behalf of Easy Wash LLC, Manhard Consulting appreciates your consideration of the attached application request. The proposed project site is a 14,760 square foot portion of APN: 008-153-01, located at the southwest corner of US Highway 50 and North Lompa Lane. APN; 008-153-01 has an existing master plan designation of Mixed-Use/Commercial and a current zoning designation of General Commercial.

In accordance with 18.12.070 of the Carson City Municipal Code, the enclosed application is requesting a growth management permit to allow for a three (3) bay, drive thru, commercial carwash which is anticipated to have an average daily water usage of 13,438.62 GPD which exceeds the 7,500 GPD trigger.

If you have any questions, or require any additional information, please feel free to contact me directly.

Sincerely,

A handwritten signature in blue ink that reads 'Baker'.

Christopher Baker
Planning Manager

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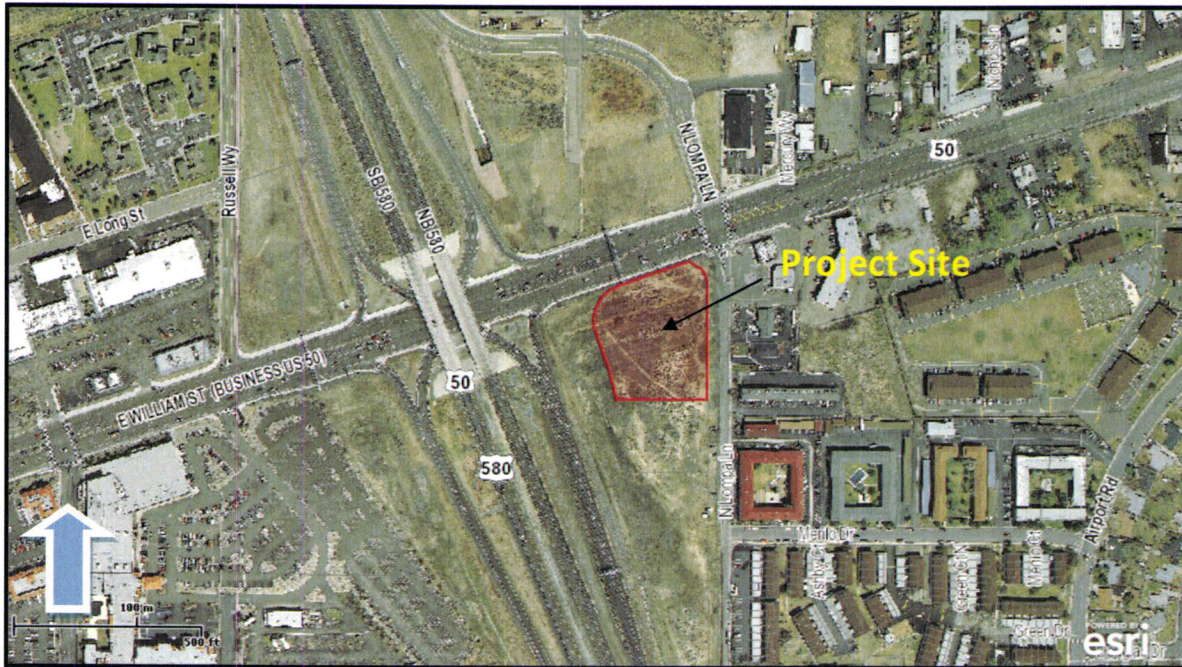
Appendix:

Application
Property Owner's Affidavit
Acknowledgment of Applicant
TMWA Usage Data
City of Reno Sewer Usage Data

Project Location:

The proposed project site is a 14,760 square foot portion of APN: 008-153-01, located at the southwest corner of US Highway 50 and North Lompa Lane.

Figure 1: Project Location



Existing Master Plan & Zoning Designations:

APN: 008-153-01 has an existing master plan designation of Mixed –Use/Commercial and a current zoning designation of General Commercial.

Figure 2: Existing Master Plan Designation

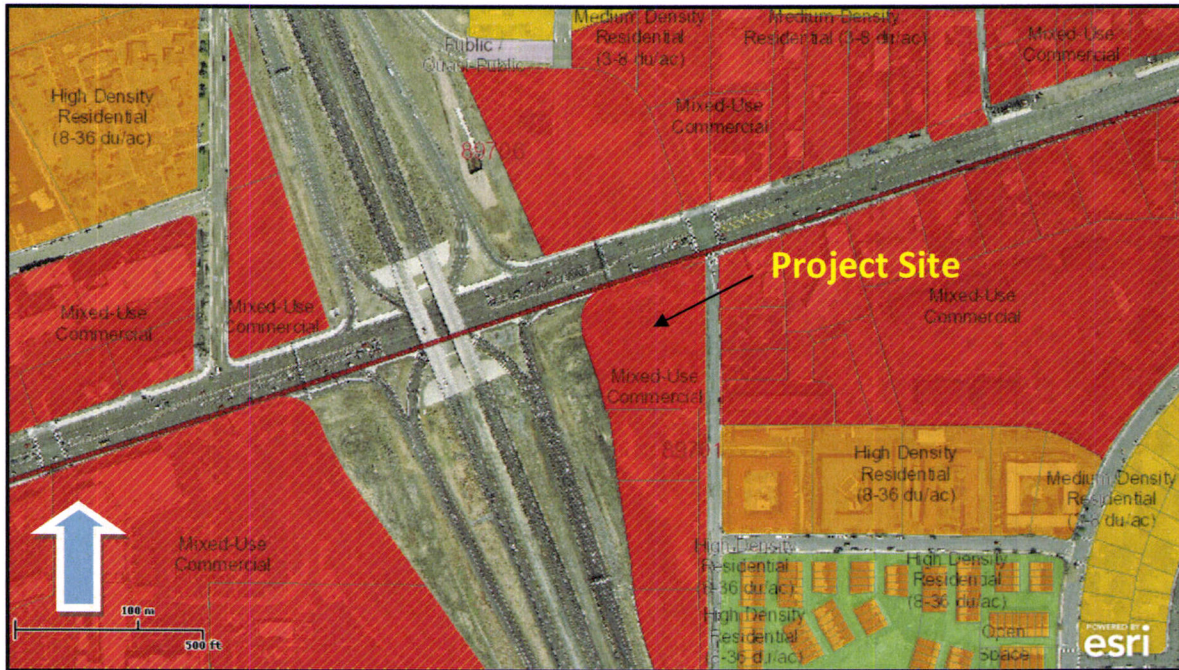
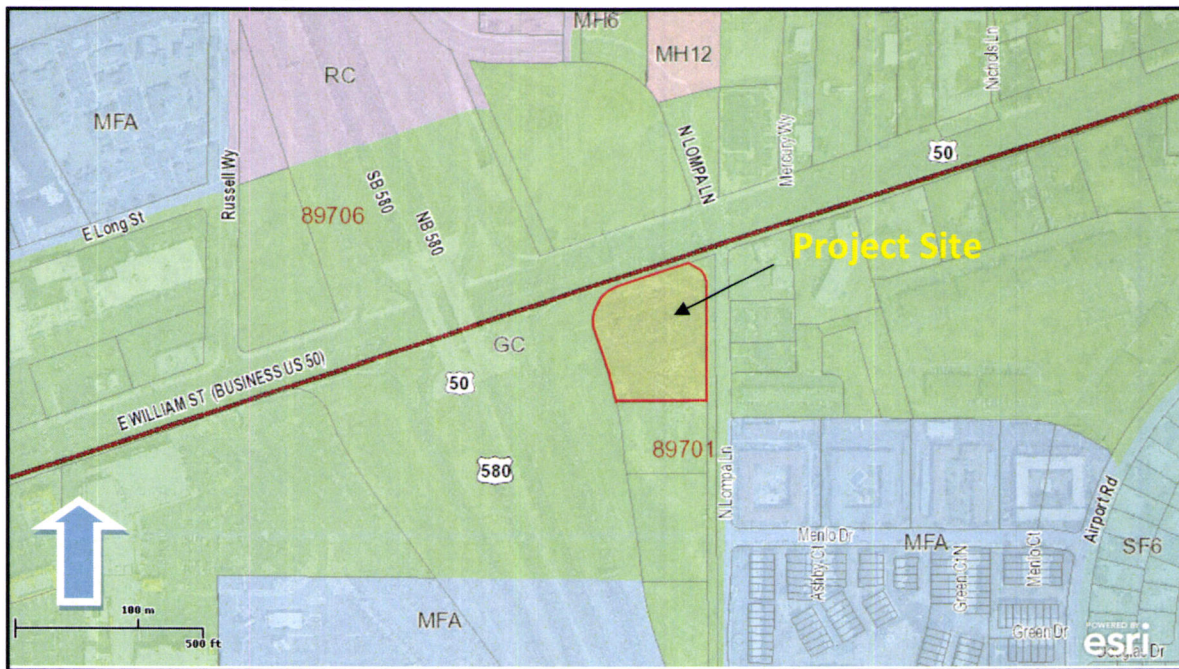
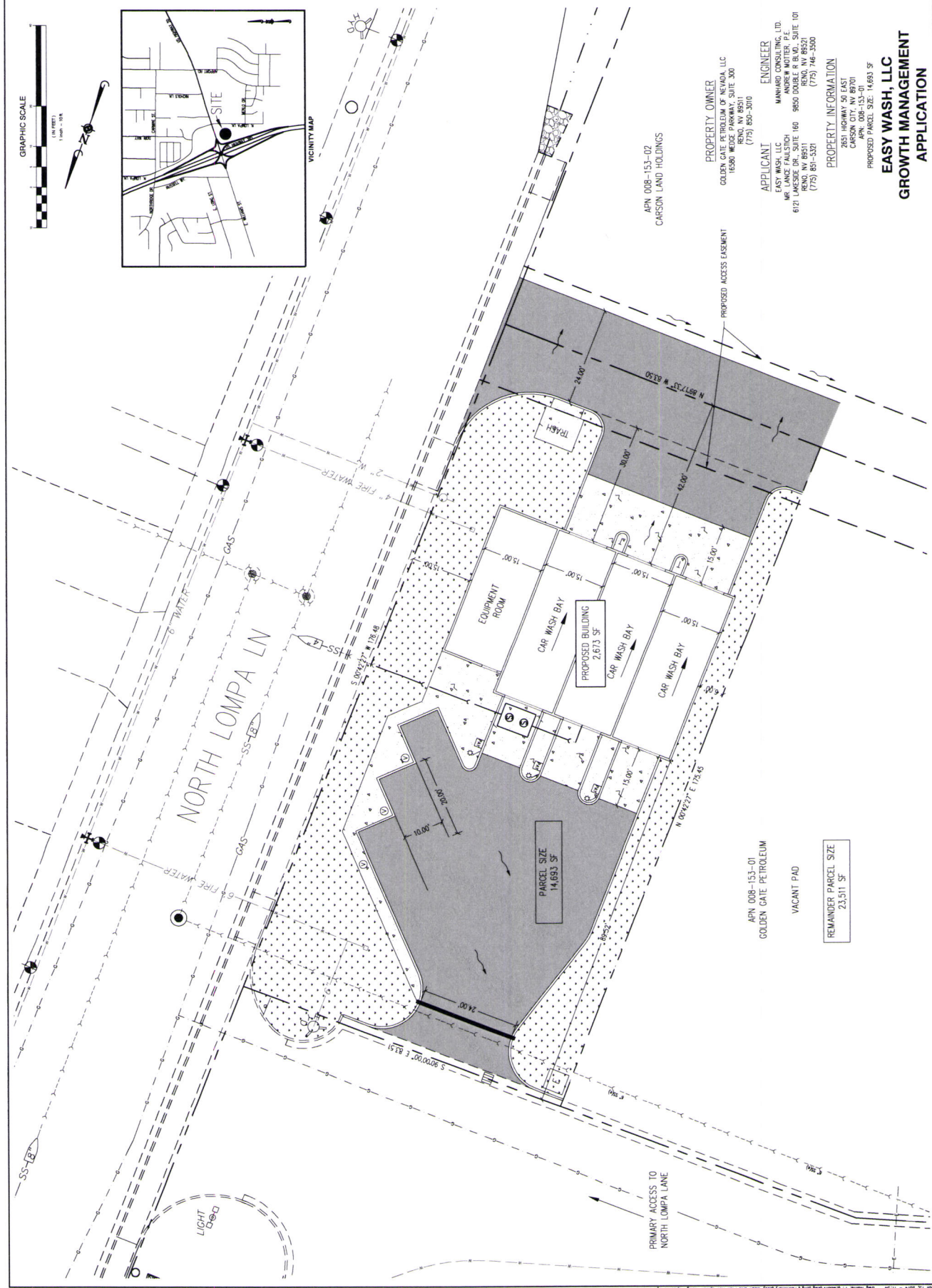


Figure 3: Current Zoning Designation



Manlyard CONSULTING LTD

[illegible]

<p>PROPERTY OWNER</p> <p>GOLDER C&E PETROLEUM OF NEVADA, LLC 16250 WILLOW CREEK DRIVE, SUITE 300 DENVER, CO 80501 (773) 890-3010</p>	<p>ENGINEER</p> <p>MANHART CONSULTING, LTD. 10000 WILLOW CREEK DRIVE, SUITE 101 DENVER, CO 80501 (773) 746-3500</p>
<p>APPLICANT</p> <p>EAST WASH, LLC 12121 LAKESIDE BLVD, SUITE 160 LAKESIDE BLVD, SUITE 160 DENVER, CO 80501 (773) 891-3321</p>	<p>PROPERTY INFORMATION</p> <p>2851 HOWAY ST EAST CROWN POINT, IN 46001 APN: 000-153-00 PROPOSED PARCEL SIZE: 14.693 5'</p>

Request:

In accordance with 18.12.070 of the Carson City Municipal Code, Easy Wash LLC is requesting a Growth Management Permit to allow for a commercial carwash which is anticipated to have an estimated average daily water usage in excess of 7,500 GPD.

Project Description:

Easy Wash is an automated, drive thru, commercial carwash consisting of three (3) drive-thru bays and associated vacuum stations.

Estimated Water Demand:

Based on the attached 12 months of TMWA water usage data for the existing two (2) bay Easy Wash location in South Reno, we have concluded that the proposed three (3) bay location in Carson City will have an estimated water demand of +/-13,438.62 GPD (See Table 1 and Estimated Water Demand Calculations).

Table 1: Water Usage Data Two (2) Bay Easy Wash:

Month/ Year	Gallons Used
12/12	154,457
1/13	210,344
2/13	408,071
3/13	227,632
4/13	312,041
5/13	275,831
6/13	309,319
7/13	314,839
8/13	280,965
9/13	290,508
10/13	216,077
11/13	269,982
	Total: 3,270,066 gallons

Estimated Water Demand Calculations:

Estimated Water Demand for Three (3) Bay Easy Wash:

$3,270,066 \text{ gallons} / 365 \text{ days} = 8959.08 \text{ gallons per day (GPD)}$

$8959.08 \times .50 = 4479.54 \text{ GPD}$

$8959.08 + 4479.54 = 13,438.62 \text{ GPD}$

Estimated Sewer Generation:

The existing South Reno Easy Wash's sand oil separator is not outfitted with a meter to determine actual sewer generation. Like the South Reno location, the proposed Carson City Easy Wash location will contain no restroom facilities and therefore the estimated sewer generation is conservatively based solely upon the estimated water usage of 13,438.62 GPD.

Estimated Usage/ Traffic:

The existing two (2) bay South Reno Easy Wash location has an average daily use of +/- 100 vehicles per day (VPD) with a peak daily use of +/-200 VPD. Based upon this information it is estimated that the proposed three (3) bay Carson City Easy Wash location will have an average daily use of +/- 150 VPD and a peak daily use of +/- 300 VPD.