

**STAFF REPORT FOR GROWTH MANAGEMENT COMMISSION
MEETING MAY 26, 2021**

FILE NO: GM-2021-0131

AGENDA ITEM: 6.B

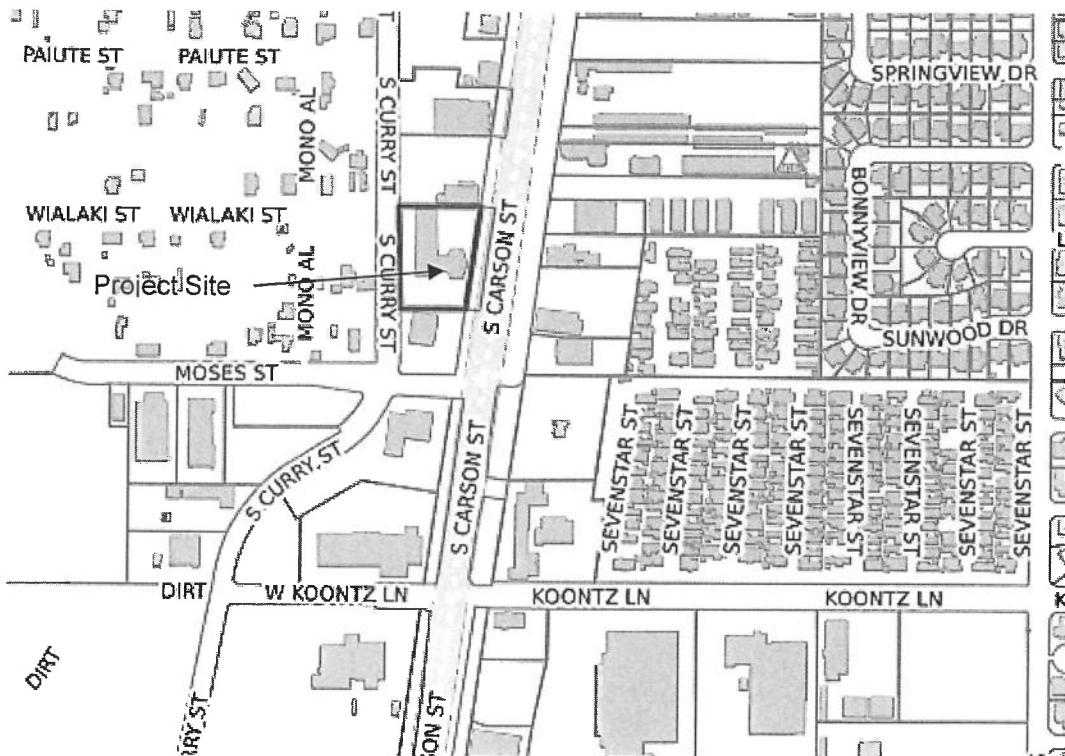
STAFF CONTACT: Hope Sullivan, Community Development Director

REQUEST: For Possible Action: Discussion and possible action to consider regarding a request for a Growth Management approval to allow for a daily water usage above 15,000 gallons per day for a proposed drive-through carwash on property zoned Retail Commercial (RC), located at 3390 S. Carson Street, APN 009-111-28. (Hope Sullivan, hsullivan@carson.org)

STAFF SUMMARY: The applicant is proposing a drive-through carwash. It is anticipated the average daily water usage will be approximately 18,000 gallons per day. Growth Management review and approval is required for any commercial use that uses more than 15,000 gallons of water per day.

RECOMMENDED MOTION: I move to approve GM-2021-0131 subject to the conditions of approval outlined in the staff report.

LOCATION:



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. At building permit, the water and sewer usage must be confirmed to be 18,000 gallons per day. If the water and/or sewer usage is materially different at that time, another growth management request may be required.
3. If Metro Car Wash's average usage of water and/or sewer ever exceeds 18,000 gallons per day by 5%, Metro Car Wash or its successor(s) in interest is required to pay the difference for an increased water and sewer connection fee as determined by Carson City. A deed restriction advising of this shall be recorded prior to the issuance of a building permit.
4. The use must be established on the site within one year of this approval. If the use is not established on the site within one year, the approval will expire and a new request must be submitted.

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

MASTER PLAN DESIGNATION: Mixed Use Commercial (MUC)

ZONING DISTRICT: Retail Commercial (RC)

DISCUSSION: Per Carson City Municipal Code 18.12.070 the Board of Supervisors will determine, annually, the maximum daily water usage threshold for commercial and industrial building permits. In the event a commercial or industrial use exceeds the amount set by the Board, the applicant must apply for review and approval by the Growth Management Commission. The Commission may approve, approve with conditions, or deny on the basis of the effect of the project on the city's essential resources. The Commission must base its decision on the following:

- (1) Quantity of water consumed by the use for which the building is constructed compared to the availability of water;
- (2) Ability of the city to deliver water service to the structure;
- (3) Other effects of water usage;
- (4) Ability of the city's sewage disposal system to handle the quantity of wastewater generated, including the composition of the wastewater;
- (5) Ability of the City's sewer system to carry the wastewater for treatment; and
- (6) Other effects of wastewater disposal.

Carson City has established a threshold for average daily water usage for commercial and industrial projects of 15,000 gallons of water per day, above which an applicant is required to obtain approval from the Growth Management Commission prior to the issuance of a building permit. The applicant is proposing a car wash with an expected average daily water usage of approximately 18,000 gallons, although the applicant is requesting the ability to utilize 30,800 gallons per day.

Development Engineering has reviewed the information submitted by the applicant and conferred with Public Works. Staff has determined that the City can adequately supply the required water (18,000 gallons per day) from the existing system. Subject to the conditions of approval, Development Engineering does not object to the growth management request.

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.

Engineering Division Comments:

Public Works has stated that we can adequately supply this water use with required improvements to our existing system. Development Engineering has no objection to the growth management request if the following conditions are met:

- At building permit, the water and sewer usage currently proposed must be confirmed. If the water and/or sewer usage is materially different at that time, another growth management request may be required.
- If the average usage of water and/or sewer ever exceeds the proposed water usage by 5%, Metro Car Wash will have to pay the difference in terms of connection fees.

Building Division Comments:

No comments.

Health and Human Services Comments:

No comments

Fire Department:

No comments.

Attachments:

Application (GM-2021-0131)
Email from Gabriel S. Wittler, PE, Odyssey Engineering Inc.

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

GROWTH MANAGEMENT

FEE: None

SUBMITTAL PACKET – 4 Complete Packets (1 Unbound Original and 3 Copies) Including:

- Application Form
- Site Plan
- Water Report
- Applicant's Acknowledgment Statement
- Documentation of Taxes Paid to Date

CD or USB DRIVE with complete application In PDF

Application Reviewed and Received By:

Submittal Deadline: Planning Commission application submittal [schedule](#).

Note: Submittals must be of sufficient clarity and detail for all departments to adequately review the request. Additional information may be required.

APPLICANT	PHONE #	
Capitol Carwash LLC	775-762-9878	
MAILING ADDRESS, CITY, STATE, ZIP		
1 East Liberty St., Suite 300 Reno, NV 89501		
EMAIL ADDRESS		
eionno@att.net		
PROPERTY OWNER	PHONE #	
Capitol Carwash LLC	775-762-9878	
MAILING ADDRESS, CITY, STATE, ZIP		
1 East Liberty St., Suite 300 Reno, NV 89501		
EMAIL ADDRESS		
eionno@att.net		
APPLICANT AGENT/REPRESENTATIVE	PHONE #	
Gabe Wittler	775-236-0542	
MAILING ADDRESS, CITY, STATE, ZIP		
395 Roberta Lane, Suite 104 Sparks, NV 89431		
EMAIL ADDRESS		
gabe@odysseyreno.com		
Total Gallons Per Day of Water Usage Requested:	Assessor's Parcel Number(s)	Address
10,800 GPD	009-111-28	3390 South Carson Street
Project's Master Plan Designation	Project's Current Zoning	Nearest Major Cross Street(s)
Mixed Use Commercial	RC - Retail Commercial	Moses and S Carson St

Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail.
Proposed Metro Car Wash facility with state-of-the-art drive-through wash bay and on-site vacuums.

PROPERTY OWNER'S AFFIDAVIT

Ernest Vincent Ionna, 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

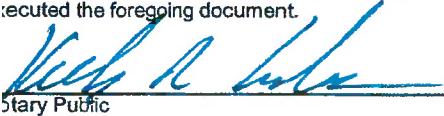
3270 Roxbury Dr. Reno NV 89503
 Address

4/15/2021
 Date

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

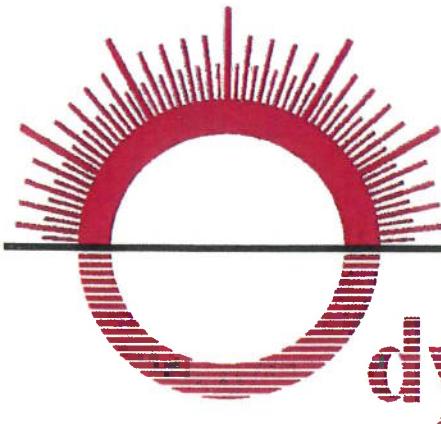
STATE OF NEVADA
 COUNTY

On APRIL 15, 2021 ERNEST VINCENT IONNO, 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 or airport area, it may need to be scheduled before the Historic Resources Commission or the Airport Authority in addition to being scheduled for review by the Planning Commission. Planning staff can help you make this determination.



895 Roberta Lane, Suite 104, Sparks, NV 89431
(775) 359-3303 Fax (775) 359-3329

April 14, 2021

Carson City Development Services
108 E. Proctor Street
Carson City, NV 89701

RE: Metro Car Wash
3390 South Carson Street
APN 009-111-28
Growth Management Project Water Report

Dear Staff:

The intent of this letter is to provide an estimate of water demand and assess the associated available infrastructure necessary to serve the proposed site.

DOMESTIC WATER USAGE:

The proposed development consists of a car wash facility which includes a state-of-the-art 185' long drive through wash bay with on-site vacuum stalls. The wash bay system implements technologies aimed at reducing water demand as much as possible while still providing exceptional service. Traditional car washes can use up to 100 gallons per vehicle, however with the proposed conservation equipment this unit will reduce this demand to roughly 40 gallons per vehicle. A recycle system will be included, which treats and then recirculates water to reduce the demand on the potable water delivery system. Because these types of uses can have a water demand that varies considerably based upon product specific devices, the following demand estimates are based upon similar applications implemented by the project car wash consultant Spotless Wash Solutions USA, Inc., and the owner's experience with similar local facilities. The resulting demands are:

Anticipated Max Daily Demand:

Maximum Volume Spike GPM: 280 GPM
Maximum Gallons Per Hour: 4,800 GPH
Maximum Gallons Per Day: 30,000 GPD



Anticipated Average Daily Demand (60% of max):

Maximum Volume Spike GPM: **168 GPM**

Maximum Gallons Per Hour: **2,880 GPH**

Maximum Gallons Per Day: **18,000 GPD**

The proposed water service will include a 4" service with 3" meter and reduced pressure backflow device, capable of providing up to 550 gpm under normal operating conditions. The service will tie directly into an existing 12" public water main in S Carson Street, which will have more than adequate capacity to serve the peak demands of this facility. Carson City Engineering and Utilities have indicated that there will be no issues obtaining a 3" service from the existing 12" water main in S Carson Street.

IRRIGATION USAGE:

The irrigation demand is based upon preliminary estimates, and not based upon a final landscape plan. It is anticipated a xeriscape type approach will be applied with the final design. The current preliminary landscape area of 16,654 s.f. has been combined with 1 tree per 400 s.f. of landscape area and 6 shrubs per tree for irrigation demand calculation purposes. The resulting calculations can be found on the attached Estimate of Probable Landscape Water Demand. In summary, the landscape demands are estimated to be:

Maximum Day Demand GPM: **1 GPM**

Maximum Gallons Per Day: **768 GPD**

Yearly Water Demand: **0.53 acft/yr**

A separate 1" water meter with reduced pressure backflow device will be more than adequate to facilitate the project's irrigation demands.

FIRE SUPPRESSION:

The proposed facility includes a 7,663 s.f. Type V-B building, thus requiring a minimum fire flow of 2,250 GPM with a 2 hour duration at a minimum sustained pressure of 20 psi. This fire flow demand requires two hydrants.

There are currently 2 hydrants located within the public right-of-way along the S Carson St frontage immediately adjacent to this facility, one at the northeast corner of the site and one at the southeast corner. An examination of the surrounding building types, occupancies, and size indicate that fire flow demands in the proposed range are present in the immediate area. Historic data from flow tests conducted in this area indicated 67psi static pressures, with residual fire flows in the 2,200 GPM range at 20 psi. Updated flow tests will be conducted prior to building permit to verify current available pressures and the resulting available fire flow. The building can easily be modified to reduce the fire flow demand should it be determined 2,250 GPM is not available.

CONCLUSION:

The proposed facility will have a potential maximum daily demand of 30,800 GPD when peak domestic demands are combined with peak landscape demands. This is in excess of the 15,000 GPD average trigger for a Growth Management application. While it is not anticipated that the average daily consumption will be 30,800 GPD, the complexity involved with determining an accurate average daily use makes it more considerate to submit the application based upon the anticipated peak flows for transparency purposes.

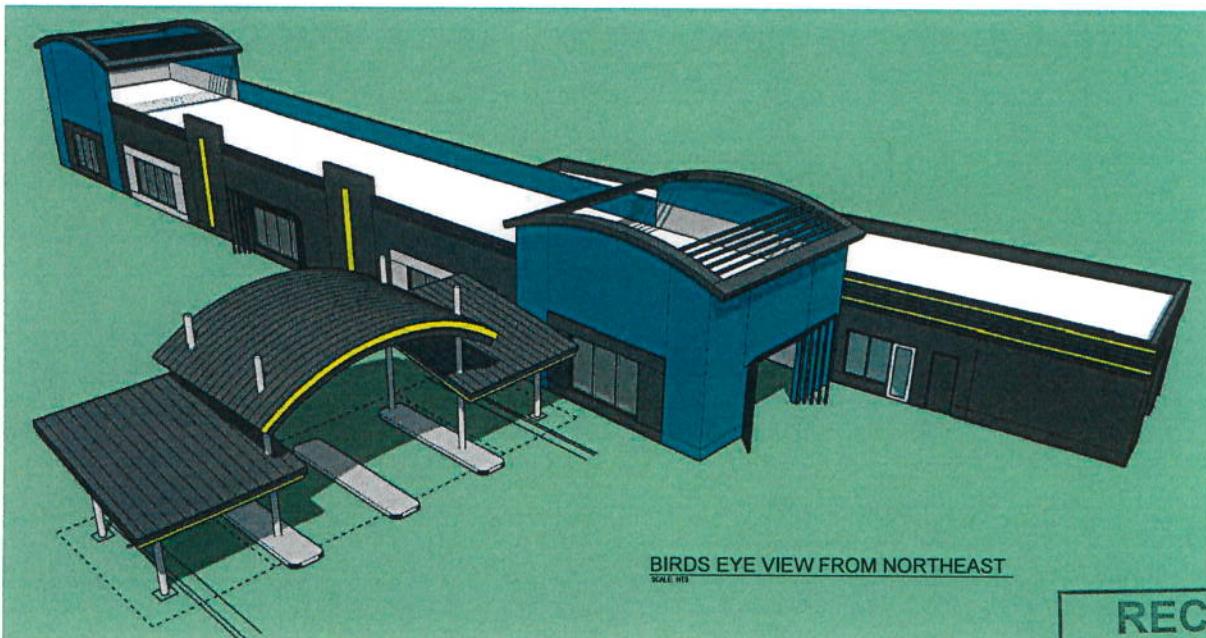
Please feel free to call with any questions or comments. Thank you.

Sincerely,

ODYSSEY ENGINEERING INCORPORATED

Gabriel Wittler, P.E.
Vice President





RECEIVED

APR 15 2021

CARSON CITY

PRELIMINARY
NOT FOR
CONSTRUCTION

METRO CAR WASH

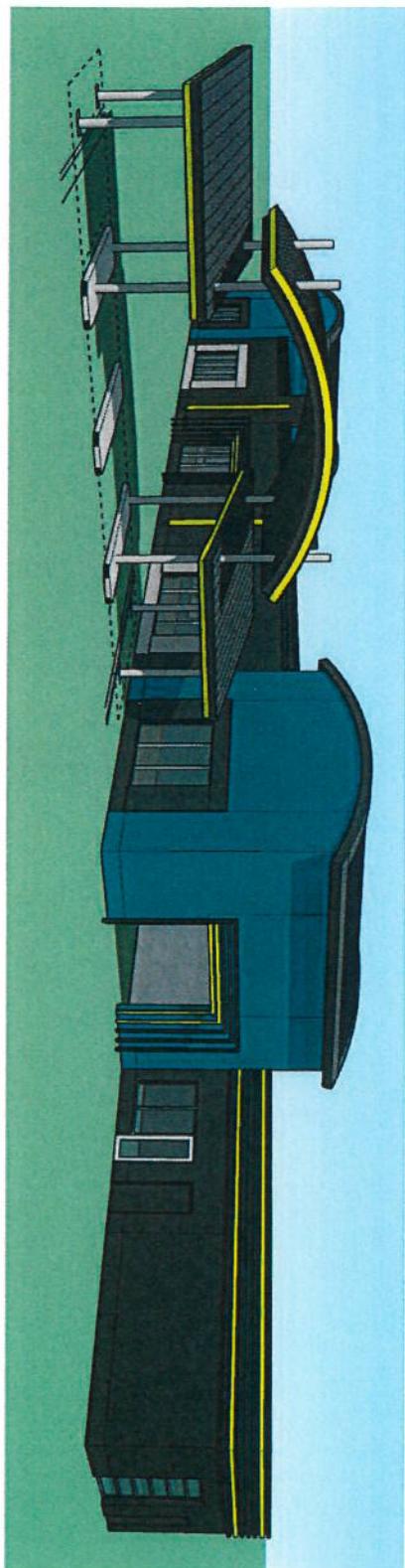
CARSON CITY
3390 S CARSON STREET
CARSON CITY, NV 89701

SPOTLESS
wash solutions

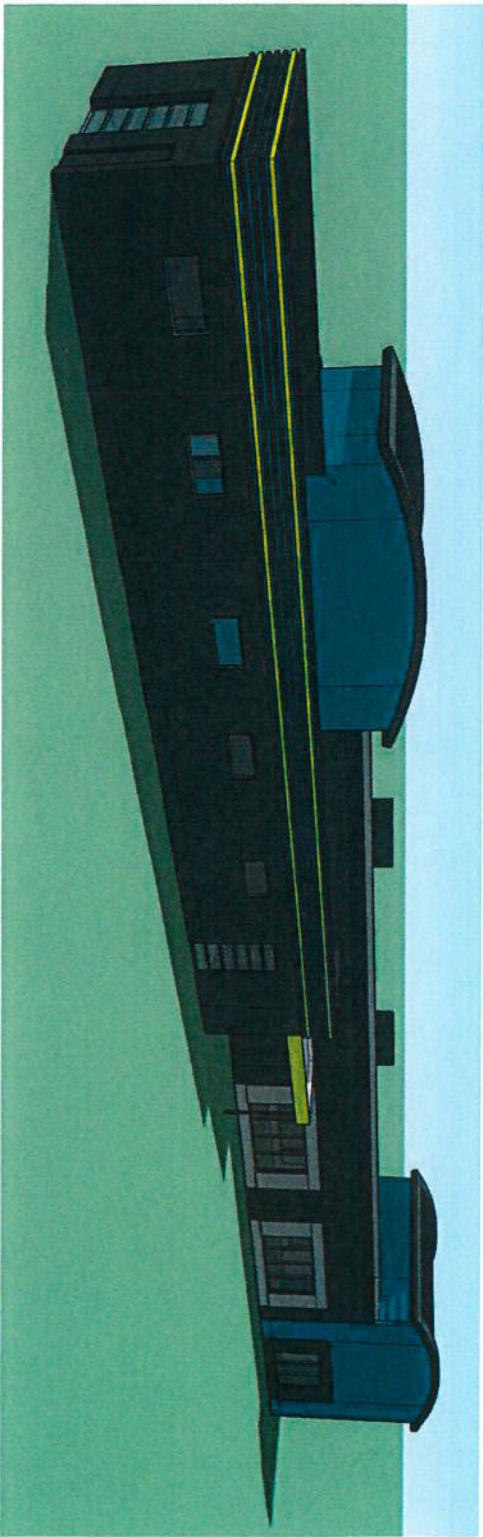
SPOTLESS WASH SOLUTIONS USA INC
1000 E. 24th Street, Suite 100
Fresno, CA 93721-3533

checked: JEH
date: 04/15/2021
drawn: JEH
job no.: 20014
issued for: SDP
sheet title: BIRDS EYE
PERSPECTIVE ELEVATIONS

sheet number: A2.2



VIEW FROM NORTHEAST



VIEW FROM NORTHWEST

	SPOTLESS wash solutions	SPOTLESS WASH SOLUTIONS USA INC PO BOX 5498 TWIN FALLS, IDAHO 83303 Phone: 208-735-1744 Fax: 208-735-1744 E-mail: info@spotlesswash.com Web: www.spotlesswash.com
Architect:	JFH	
Date:	04/15/2001	
Design:	JFH	
Permit No.:	20014	
Issued by:	SPG	
Sheet No.:	20014	
Revised for:	SPG	
Sheet Name:	PERPECTIVE ELEVATIONS NE & NW	
Sheet Description:	Spotless Wash Solutions	
A2.3		

METRO CAR WASH CARSON CITY

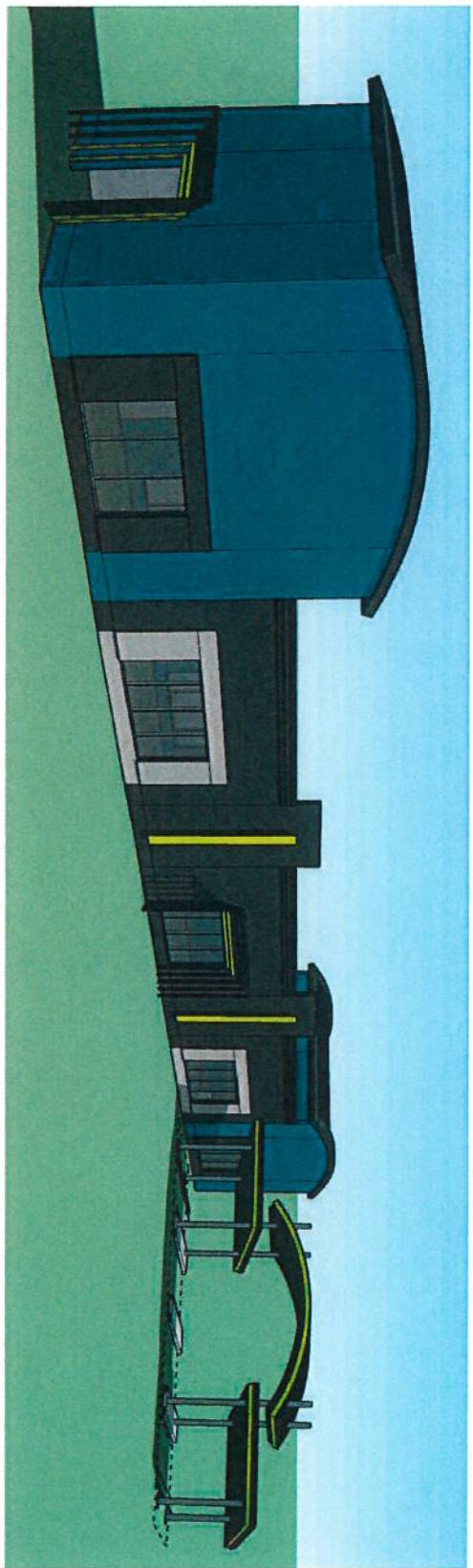
3390 S CARSON STREET
CARSON CITY, NV 89701

PRELIMINARY
NOT FOR
CONSTRUCTION

VIEW FROM SOUTHWEST



VIEW FROM SOUTHEAST



**METRO CAR WASH
CARSON CITY**

3390 S CARSON STREET
CARSON CITY NV 89701

PRELIMINARY
NOT FOR
CONSTRUCTION

SPOTLESS
wash solutions

SPOTLESS WASH SOLUTIONS USA INC
1000 BROADWAY, SUITE 6400
TWIN FALLS, IDAHO 83301

Architect
JEH
Architectural
JEH
Date
04/15/2001
Print
JEH
Print Date
2001-4
Revised for
SOP
2001-4
Sheet No.
A2.4
Perspective
Elevations
SW & SE
Architectural

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. 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 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's Signature

Ernest Ionno

Print Name

4/20/2021

Date

Carson City Property Inquiry

Property Information

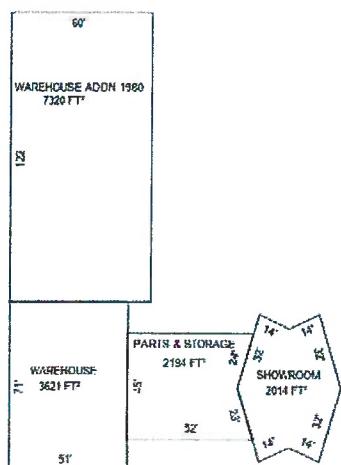
Parcel ID	009-111-28	Parcel	1.5300
Tax Year	2021 ▾	Acreage	
Land Use	COM	Assessed	338,067
Group		Value	
Land Use	400 - General Commercial	Tax Rate	0.0000
Zoning	RC	Total Tax	\$0.00
Tax District	016	Fiscal Year (2021 - 2022)	
Site Address	3390 S CARSON ST	Total Unpaid	\$0.00
		All Years	

[Pay Taxes](#)

Public Notes AVERAGE STORY HEIGHT: 12 FT, 2-1/2 BATHS * PACKAGE HEATING AND COOLING, GAS 7320 ADDN BLT IN 1980

Sketches & Photos

Converted Sketch

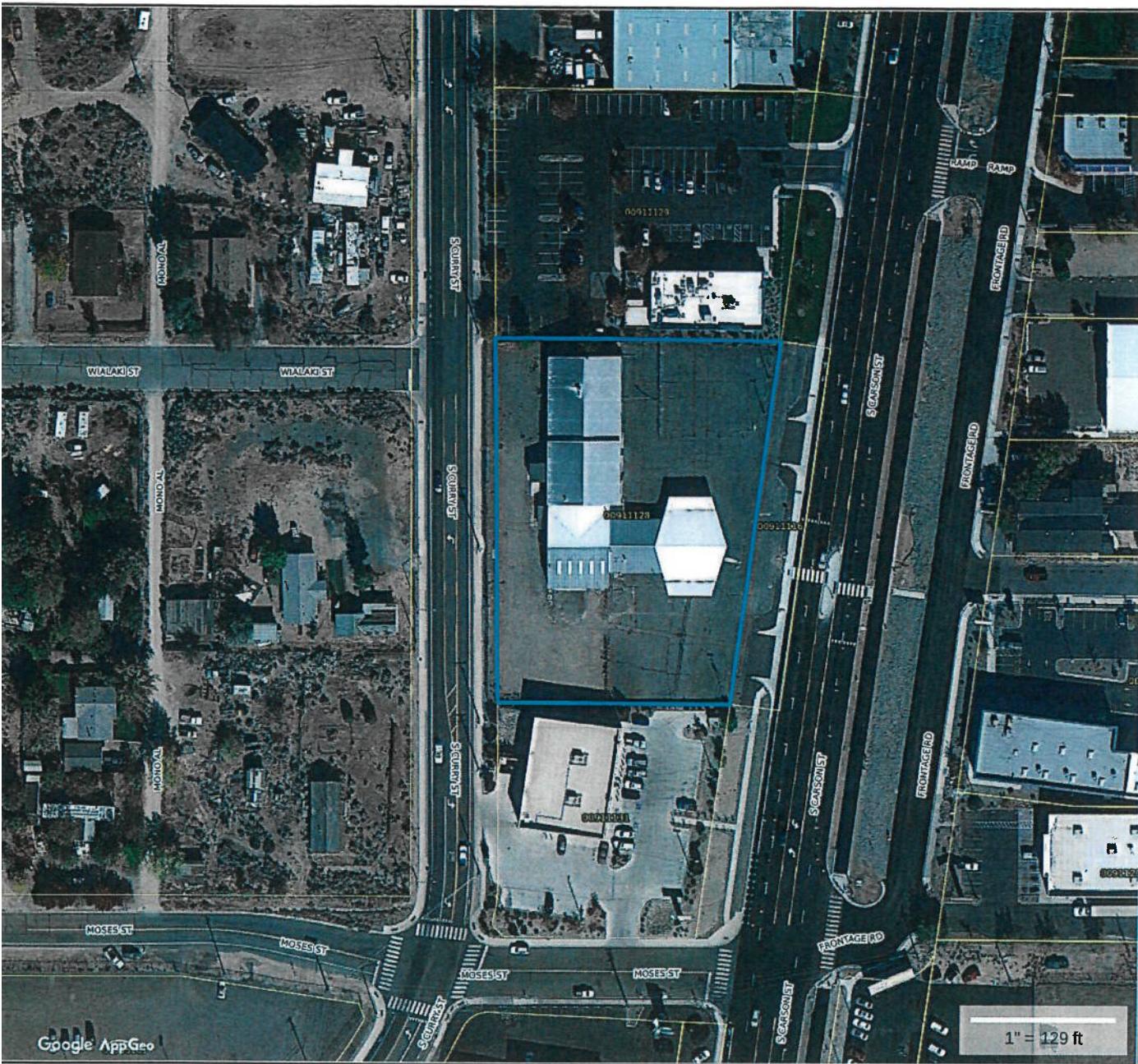


Converted Parcel Image



RECEIVED

APR 15 2021

**Property Information**

Property ID 00911128
Location 3390 S CARSON ST
Owner CAPITOL CARWASH LLC
Acres 1.53



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Carson City , NV makes no claims and no warranties,
expressed or implied, concerning the validity or accuracy of
the GIS data presented on this map.

Geometry updated 11/17/2018
Data updated 11/17/2018

Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.

RECEIVED

APR 15 2021

CARSON CITY
PLANNING DIVISION

Lisa Perryman

From: Gabe Wittler <gabe@odysseyreno.com>
Sent: Wednesday, May 5, 2021 3:50 PM
To: Michael Friend; Lisa Perryman
Subject: RE: GM-2021-0131 Car Wash

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

Thanks.

GABRIEL S. WITTLER, P.E.
VICE PRESIDENT
ODYSSEY ENGINEERING INCORPORATED
895 ROBERTA LANE, SUITE 104
SPARKS, NV 89431
OFFICE 775-359-3303 EXT 542
DIRECT 775-236-0542
MOBILE 775-690-0991
FAX 775-359-3329

From: Michael Friend [mailto:MFriend@carson.org]
Sent: Wednesday, May 05, 2021 3:50 PM
To: Gabe Wittler <gabe@odysseyreno.com>; Lisa Perryman <LPerryman@carson.org>
Subject: RE: GM-2021-0131 Car Wash

Gabe,

Thank you for providing the additional information. We will use that for our model. If we have any questions, I will let you know.

Regards,

Michael P. Friend P.E., Project Manager
(775-283-7713)

From: Gabe Wittler <gabe@odysseyreno.com>
Sent: Wednesday, May 5, 2021 3:29 PM
To: Lisa Perryman <LPerryman@carson.org>; Michael Friend <MFriend@carson.org>
Subject: GM-2021-0131 Car Wash

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

Hello. Thank you both for discussing this site with me today. I received some monthly usage data from Truckee Meadows Water Authority on 2 very similar newly constructed facilities in Reno to help get a better idea of actual

demands. These facilities average approximately 13,000 gallons per day, with peak months averaging around 17,000 gallons per day. This sounds consistent with the 17,323 figure Lisa mentioned for the local Surf Thru. I would say that our estimated average daily demand of 18,000 gallons per day will likely be pretty accurate for the proposed facility.

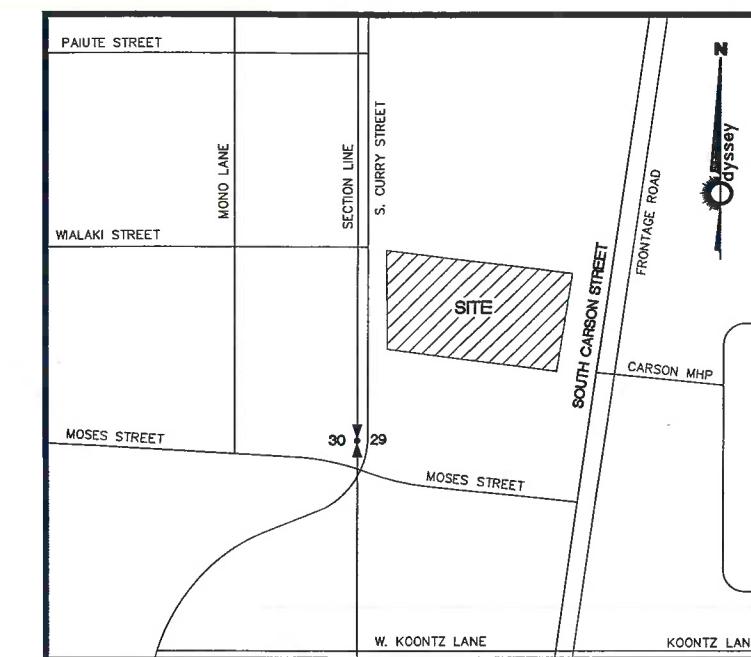
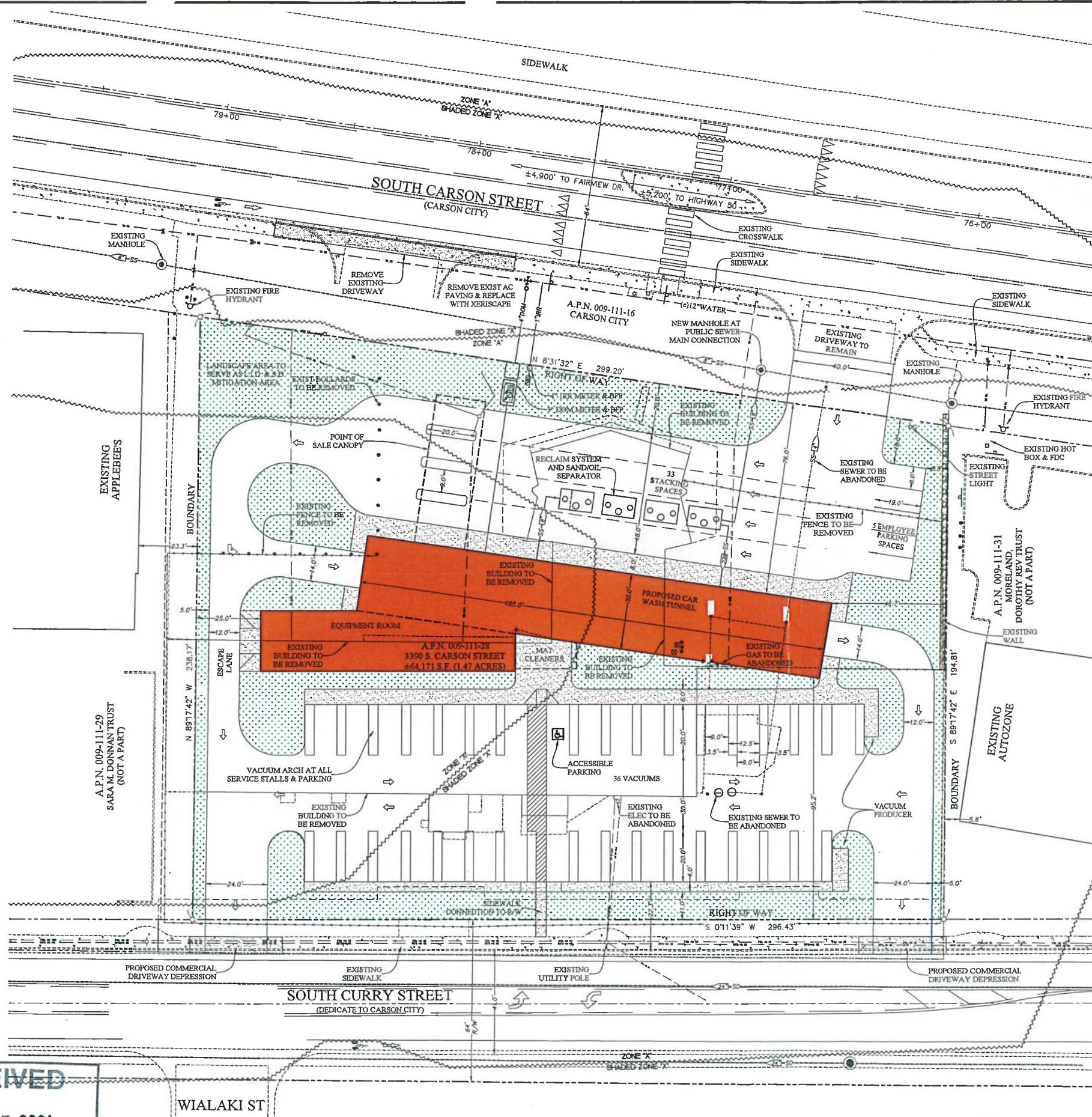
Also, to clarify the GPM spikes indicated in the report - these are very infrequent, but are used to make sure meters and services are sized appropriately. I would calculate a very conservative max day GPM based upon 18,000 GPD for 360 days would require 19.6 ac-ft of water, which converts to around 21GPM.

I apologize if the 30,000 gallons per day was confusing, but given the anticipated capacity of this facility and typical water usage per car, there will likely be a few sunny Saturdays after a storm event when everyone wants a carwash, and this facility could hit that peak demand. We didn't want there to be any surprises down the road if peaks up to 30,000 GPD started to show up on meter reads. I would say for preliminary analysis at this stage of the process the 18,000GPD and 21GPM MDD is good for modeling and fee estimating.

Hope this helps clear things up, please let me know if you have any more questions.

Thanks.

GABRIEL S. WITTLER, P.E.
VICE PRESIDENT
ODYSSEY ENGINEERING INCORPORATED
895 ROBERTA LANE, SUITE 104
SPARKS, NV 89431
OFFICE 775-359-3303 EXT 542
DIRECT 775-236-0542
MOBILE 775-690-0991
FAX 775-359-3329



VICINITY MAP
NOT TO SCALE

PROJECT INFORMATION:

APN: 009-111-28
ZONING: RC - RETAIL COMMERCIAL
CAR WASH IS PERMITTED USE(AUTOMOBILE SERVICE)
BUILDING SETBACKS: 0' ALL SIDES
LANDSCAPE SETBACKS: 10' AT EAST - ARTERIAL BOUNDARY
HEIGHT: 45' MAXIMUM
LANDSCAPE AREA: 16,654 SF MAXIMUM
STAFF PER SHIFT: 5
STAFF PARKING PROVIDED: 5
ACCESSIBLE PARKING PROVIDED: 1

SITE INFORMATION:

LOT: 64,171 SF = 1.47 ACRES
BUILDING: 7,663 SF
CONVEYOR: 180'
VACUUMS: 36
STACKING: 33

ANTICIPATED UTILITIES

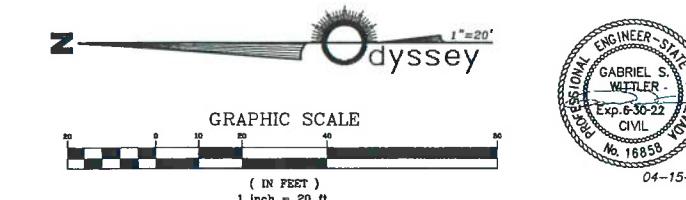
POWER: 1600 AMP 480VAC 3PH
GAS: 6,000 MBH AT 2PSI
WATER: 4" MAIN, 3" METER
SEWER: 8"

FLOOD ZONE NOTE:

SUBJECT PROPERTY IS SITUATE WITHIN FEMA FLOOD DESIGNATION'S "ZONE X" AND "SHADE ZONE X" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP (FIRM) NUMBER: 3200010094F
EFFECTIVE DATE: DECEMBER 22, 2016

PER SAID FIRM MAP, FEMA FLOOD DESIGNATION "ZONE X" IS DEFINED AS "AREA OF MINIMAL FLOOD HAZARD", AND FEMA FLOOD DESIGNATION "SHADE ZONE X" IS DEFINED AS "0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE".

NOTE: APPROXIMATE FEMA FLOOD LINE PLOTTED AND SHOWN
HEREIN.



RECEIVED

APR 15 2021