

VEHICLE WASH
(TITLE 30)

WYNN RD/DESERT INN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0094-LAXMI BUILDING, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce street landscaping; **2)** waive Asian Design Overlay District standards; **3)** allow modified driveway design standards; and **4)** reduce driveway distances from the intersection.

DESIGN REVIEW for a proposed vehicle wash on 0.6 acres in an M-1 (Light Manufacturing) Zone in the Asian Design Overlay District.

Generally located on the west side of Wynn Road and the south side of Desert Inn Road within Paradise. JJ/rk/syp (For possible action)

RELATED INFORMATION:

APN:

162-18-502-005

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce street landscaping behind an attached sidewalk on an arterial street (Desert Inn Road) to 10 feet where 15 feet is required per Section 30.64.030(1)(4) (a 33% reduction).
2. Waive the Asian Design Overlay District standards where required per Section 30.48.800.
3. Reduce throat depth to 16 feet where a minimum of 25 feet is the standard per Uniform Standard Drawing 222.1 (a 36% reduction).
4. Reduce the departure distance from an intersection to a driveway along Wynn Road to 74 feet where 190 feet is the minimum per Uniform Standard Drawing 222.1 (a 61% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4125 W. Desert Inn Road
- Site Acreage: 0.6
- Project Type: Proposed vehicle wash
- Number of Stories: 1

- Building Height (feet): Up to 26
- Square Feet: 2,763
- Parking Required/Provided: 3/9

Site Plans

The plans depict a proposed automated carwash facility. The carwash is oriented in a north/south direction and located near the center of the site. Currently, this property has an existing office/warehouse building on the site that will be demolished and redeveloped with the proposed car wash. Also, 2 existing driveways along Desert Inn Road will be eliminated for a single point of access shown on Wynn Road. The building is set back 35 feet from the north property line (Desert Inn Road), 34 feet from the south property line, 79 feet from the east property line (Wynn Road), and 38 feet from the west property line. Customers would enter the car wash from a southern queuing lane and exit through to the northern portion of the parking lot. There are 8 associated vacuum stations located along the east side of the building and the trash enclosure is in that same vicinity of the site. The existing driveway along Wynn Road necessitates the waivers of development standards for modified driveway design.

Landscaping

Street landscaping along Desert Inn Road consists of an existing attached sidewalk with 10 feet of landscaping behind the sidewalk. The street landscaping along Wynn Road consists of an existing attached sidewalk with 15.5 feet of landscaping behind the sidewalk. A cluster of shrubs and trees are shown along Desert Inn Road where the car wash tunnel faces.

Elevations

The plans depict a 1 story building, generally 20 feet in height with building design elements reaching 26 feet. The building materials consist of stucco finished walls, standing seam metal roof elements, and honed concrete block accents. The tunnel ingress/egress faces in a north/south direction.

Floor Plans

The plans show a proposed 2,763 square foot automated vehicle wash building with a wash tunnel, lobby, restroom, and equipment room.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the carwash building is architecturally compatible to match the commercial and light industrial development in the area. The applicant also indicates that the carwash will be a suitable location for this use because the site is adequately parked and the property is located at the corner of 2 larger roads.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	M-1	Convenience store with gas pumps
South & West	Corridor Mixed-Use	M-1	Warehouse buildings
East	Entertainment Mixed-Use	M-1	Commercial center

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Comprehensive Planning

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Waiver of Development Standards #1

Staff finds the proposed 10 foot wide landscape area adjacent to the attached sidewalk along Desert Inn Road exceeds the existing landscape areas along this roadway and is compatible with the existing development in the area. Given the established street improvements in this area and the character of the surrounding neighborhood, a reduction to 10 feet of perimeter landscaping is appropriate and will still provide visual screening of the car wash tunnel; therefore, staff can support the waiver.

Waiver of Development Standards #2 & Design Review

The proposed addition does not conform to the Asian Design Overlay standards. A vehicle wash tunnel without Asian elements may be appropriate to match the existing structures in the area. Not only does the subject site not conform to the Asian Design Overlay District, but there are various other businesses within the area which also do not comply. Furthermore, the applicant must adhere to the typical design for a use of this type; therefore, staff can support this request.

Since the areas to the north and east of the subject site contain commercial type uses, staff does not anticipate any negative impacts from the proposed use. In addition, the site is not adjacent to any residential developments. The closest residential development is a multiple family complex located over 420 feet to the north. Additionally, the site is consistent with the Master Plan which encourages architectural treatments on all building sides to eliminate blank elevations along public rights-of-way and areas visible to the general public to improve visual quality; therefore, staff can support this request.

Public Works - Development Review

Waiver of Development Standards #3

Staff cannot support the reduction in the throat depth in that it could result in stacking of vehicles into Wynn Road. Vehicles will come into immediate conflicts with vehicles exiting the parking stalls west of the driveway.

Waiver of development Standards #4

Staff has no objection to the reduction in the departure distance for the Wynn Road commercial driveway. The applicant placed the driveway as far south as the site will allow.

Staff Recommendation

Approval of waivers of development standards #1, #2, #4, and the design review; denial of waiver of development standards #3.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Right-of-way dedication to include a additional right-of-way to accommodate the traffic signal in the northeast corner of the site;
- Reconstruct any unused driveways with full off-site improvements.
- Applicant is advised that off-site improvement permits may be required.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0258-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: NEIL CAPIN

CONTACT: CASSANDRA WORRELL, 520 SOUTH FOURTH STREET, LAS VEGAS, NV
89101