

11/05/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-24-0508-TROPREN, LLC:

DESIGN REVIEW for a vehicle wash in conjunction with an existing shopping center on a 1.37 acre portion of a 24.89 acre site in a CG (Commercial General) Zone.

Generally located on the north side of Tropicana Avenue and the west side of Eastern Avenue within Paradise. JG/lm/kh (For possible action)

RELATED INFORMATION:

APN:

162-23-812-003 through 162-23-812-010 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.37 portion of 24.89
- Project Type: Vehicle wash
- Number of Stories: 1
- Building Height (feet): 32 (wash/polish/equipment)/11.5 (vacuum equipment)
- Square Feet: 5,201 (wash/polish/equipment)/222 (south vacuum equipment)/370 (north vacuum equipment)
- Parking Required/Provided: 243/634
- Sustainability Required/Provided: 7/8.5

Site Plans

The plans depict the construction of a new vehicle wash facility on APN 162-23-812-009, which is on the north side of Tropicana Avenue, 125 feet west of Eastern Avenue. The building, which will be demolished, was previously used by a bank. Access to the site is from multiple driveways available to the shopping center from Tropicana Avenue and Eastern Avenue. There are no proposed changes to the existing driveways. There are 2 tunnels for the site, 1 is for vehicle wash and the other is for vehicle polish, which are located in the northerly portion of the pad, and oriented to the east and west. Access to the vehicle wash tunnel is from dual queuing lanes that run from west to the east to a pay canopy and kiosk with a single entry into the vehicle wash tunnel. The polish tunnel is accessed from a separate single queue lane that is located to the south of the wash queue. There are 24 vacuum spaces located in 2 rows south of the vehicle wash and polish tunnels. To the west of each row of vacuum spaces is a vacuum equipment enclosure. The

trash enclosure is located to the south of the polish tunnel exit. Short term bicycle parking is located between the northerly vacuum equipment building and the trash enclosure. A long term bicycle parking structure is located to the west of the southerly vacuum equipment structure. Employee parking is located on the west side of the pad site with a pedestrian walkway that connects to the vehicle wash and polish building.

Landscaping

The plans depict a 15 foot to 29 foot wide landscape strip located behind the existing attached sidewalk along Tropicana Avenue. The street landscaping consists of trees, shrubs, and groundcover. Trees are planted approximately 30 feet on-center and off-set in 2 rows. Parking lot landscaping is provided adjacent to the westerly parking spaces. There are trees and landscaping provided along the drive aisles between the vehicle wash and polish tunnels.

Elevations

The plans depict a vehicle wash and polish building with a height ranging from 23 feet (parapet) to 32 feet to the top of the roof. The vehicle wash tunnel entry and exit have an overall height of 32 feet with the vehicle polish entry and exit have an overall height of 26 feet. Building finish materials consist of painted stucco in stone and grey on all elevations, with the south elevation including storefront windows to see inside the vehicle polish tunnel, and the east and west elevations include glass-grid roll-up doors. The vehicle blowers are located on the west side of the vehicle wash within the tunnel. All rooftop mounted equipment will be screened from the right-of-way and public view. The vacuum canopies, located within the parking lot, measure 11 feet in height. The vacuum equipment buildings, covered trash enclosure, and long-term bicycle enclosure include exterior materials that are consistent with the vehicle wash and polish building.

Floor Plans

The plans depict a vehicle wash measuring 5,201 square feet in area, consisting of a wash tunnel bay on the north side of the building, an equipment room, and a polish tunnel on the south side of the building. There are 2 vacuum equipment accessory structures which consist of 222 square feet (south vacuum equipment) and 370 square feet (north vacuum equipment).

Applicant’s Justification

The applicant indicates that the existing bank building will be demolished to make room for the proposed vehicle wash building.

Prior Land Use Requests

Application Number	Request	Action	Date
AC-156-81	Bank building	Approved by PC	September 1981

There are multiple land use requests for the shopping center.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac) & Neighborhood Commercial	RS20 & CG	Single-family residential & office park
South	Neighborhood Commercial	CG	Retail
East	Neighborhood Commercial	CG	Retail
West	Mid-intensity Suburban Neighborhood (up to 8 du/ac) & Urban Neighborhood (greater than 18 du/ac)	RS5.2 & RM32	Multi-family residential & single-family residential

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Staff finds that the proposed vehicle wash complies with Goal WP-3 of the Master Plan, which encourages the revitalization of established employment centers and commercial corridors. Additionally, this site is being repurposed to promote reinvestment in this portion of Paradise as encouraged by Policy WP-3.1. The proposed building consists of decorative features, which are visible along Tropicana Avenue and from within the shopping center. Staff does not anticipate any adverse impacts from the vehicle wash facility and finds that the use is compatible with the existing development in the surrounding area; therefore, staff can support this request.

Staff Recommendation

Approval.

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

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of

time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.
- Applicant is advised that Nevada Department of Transportation (NDOT) 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 #0285-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: MARK STEARNS

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