

VEHICLE WASH
(TITLE 30)

DURANGO DR/DESERT INN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0182-WOW BUILD CO. ONE, L C:

USE PERMITS for the following: **1)** reduce setbacks from a residential use; and **2)** allow a service bay door facing a street without screening.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow non-standard improvements (landscaping) in the right-of-way; and **2)** reduce landscaping.

DESIGN REVIEW for a vehicle (automobile) wash facility on 1.2 acres in a C-2 (General Commercial) Zone.

Generally located on the north side of Desert Inn Road and the east side of Durango Drive within Spring Valley. RM/bb/syp (For possible action)

RELATED INFORMATION:

APN:

163-09-412-006

USE PERMITS:

1. Reduce the setback of a vehicle (automobile) wash from a residential use to 137 feet where a minimum of 200 feet is required per Table 30.44-1 (a 32% reduction).
2. Allow a service bay door facing a street without screening where screening is required per Table 30.44-1.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow non-standard improvements (existing landscaping) within the right-of-way (Durango Drive).
2. Reduce the required number of trees within street landscaping where the number of trees is required per Section 30.64.030.

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 8580 W. Desert Inn Road
- Site Acreage: 1.2

- Project Type: Vehicle wash
- Number of Stories: 1
- Building Height (feet): 31
- Square Feet: 4,814 (building)/4,129 (vacuum canopy)/1,293 (pay canopy)
- Parking Required/Provided: 1,004/1,414 (entire shopping center); 5/6 (pad site)

Site Plan

The plan depicts a vehicle wash on 1.2 acres that will replace an existing bank building at the corner of Durango Drive and Desert Inn Road in Spring Valley. The proposed vehicle wash is located on the west portion of the pad site, adjacent to the street landscaping. A vacuum canopy is located on the east side of the building, and a pay canopy is located on the east side of the vacuum canopy. There are 17 dedicated vacuum spaces and 6 parking spaces, including a van accessible space between the building and the queuing lanes. Vehicle entry is from the north and the 3 queuing lanes travel south to the pay station. The 3 entry lanes converge into a single lane parallel to Desert Inn Road and extend to the entrance to the vehicle wash at the southwest corner of the property. Vehicles exit the wash at the northwest corner of the property then move east and south to enter the vacuum canopy area and 30 foot wide drive aisle. Access to the site is from Durango Drive, following a 115 foot long area of curb and landscaping separating the drive aisle and the pad site, to the on-site driveway entrance at the northeast corner of the property. There is an existing driveway from Desert Inn Road, just east of the vehicle wash.

Landscaping

The plans depict existing attached sidewalks adjacent to Durango Drive and Desert Inn Road with 17 feet of landscaping adjacent to Durango Drive and 15 feet of landscaping adjacent to Desert Inn Road. Two trees are provided on Durango Drive where 8 large trees are required. Five trees are provided on Desert Inn Road where 7 trees are required. The trees along Desert Inn Road are not located in front of the entrance of the service bay, which necessitates the waiver for screening the service bay from the street. The plans indicate a screen wall will be placed within the landscaping area along Desert Inn Road, in order to screen the entrance.

Elevations

The plans depict a 31 foot high structure for the vehicle wash, composed of EIFS siding, decorative metal accents, and pacific clay thin lined brick façade treatments. Mechanical units are roof mounted with screening behind a parapet wall at 23 feet in height. Aluminum glazed storefront and entry are located at the southeast corner of the vehicle wash building. The vacuum canopy is 11 feet high and projects 10 feet inward to the interior access drive from both sides. The pay canopy is designed to cover the pay stations from direct sunlight.

Floor Plan

The plan depicts a vehicle wash tunnel, restroom, office, vending area, equipment room and electrical room. The customer service entrance area is located on the southeast corner of the building.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is proposing a water efficient and environmentally friendly vehicle wash at the northeast corner of Durango Drive and Desert Inn Road. The vehicle wash will not increase the traffic flow in the area and an adequate queuing lane is provided for vehicles entering the vehicle wash area. The facility has internal space for more than 30 vehicles to wait in-line for a wash or vacuum. Existing landscaping is kept along Durango Drive and Desert Inn Road, with new landscaping added along the east property line. A 3 foot wall is proposed as screening at the south end of the service bay door. The design of the building and site is similar to other WOW style car washes in the City and County. There is adequate parking proposed for employees and 17 vacuum spaces provided.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0388-13	Reduced the separation from an on-premises consumption of alcohol establishment (supper club and brew pub) to a residential use - expired	Approved by PC	August 2013
DR-0510-11	New bank building	Approved by PC	December 2011
DR-1490-98 (ET-0354-00)	Second extension of time for a shopping center subject to 2 additional years to commence	Approved by PC	October 2000
DR-1490-98 (ET-0393-99)	First extension of time for a shopping center subject to 1 additional year to commence	Approved by PC	November 1999
DR-1490-98	Shopping center	Approved by PC	October 1998
ZC-1270-97	Reclassified the site from R-E to C-2 zoning	Approved by BCC	August 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Corridor Mixed-Use	C-2	Commercial buildings within portions of the same shopping center
South	Open Lands	P-F	Desert Breeze Park soccer fields
West	City of Las Vegas	R-CL	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permits

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish

is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

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.

Use Permit #1

Durango Drive is located within the separation distance between the single family residential development and the vehicle wash building. The 100 foot arterial street will provide an adequate buffer so that the vehicle wash will not negatively impact the residential use to the west. Staff can support this request.

Use Permit #2 & Waiver of Development Standards #2

Master Plan Policy 1.4.5 buffers and transitions supports standardized requirements for buffers and development transitions to mitigate the impacts of higher intensity uses. The vehicle wash is a higher intensity use than the previous bank and should meet minimum buffering standards, including the correct number of trees and screening. The wall is 3 feet high, and the street is higher than the finished grade of the vehicle wash which provides screening. While staff could support the waiver for screening the service bay, the applicant has not indicated why additional trees cannot be provided along the street frontages. The trees will help screen the vacuum areas from Desert Inn Road, provide an aesthetically pleasing streetscape and reduce the heat island effect. Staff cannot support these requests.

Design Review

Staff agrees the vehicle wash is an appropriate use at this location and does accommodate appropriate space for access and on-site vacuum facilities. Staff can support the design review, provided appropriate landscaping is planted along the street frontages.

Public Works - Development Review

Waiver of Development Standards #1

The applicant is responsible for maintenance and up-keep of any non-standard improvement; the County will not maintain any landscaping placed in the right-of-way. Staff can support waiver of development standards #1 but the applicant must execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

Staff Recommendation

Approval of use permit #1, waiver of development standards #1, and design review; denial of use permit #2 and waiver of development standards #2.

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:

- Shrubs shall be maintained on the street side of the screen wall within the landscaped area along Desert Inn Road;
- A decorative finish shall be applied to the screen wall along Desert Inn Road and shall consist of colors to match the shopping center;
- 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;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

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 #0143-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: WOW BUILD CO. ONE, LLC

CONTACT: PARKER SIECK, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135