

VEHICLE WASH
(TITLE 30)

DURANGO DR/ROBINDALE RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-23-0171-KKAZ, LLC:

ZONE CHANGE to reclassify 5.1 acres from an R-E (Rural Estates Residential) Zone to a C-1 (Local Business) Zone.

USE PERMIT for a vehicle (automobile) wash.

WAIVER OF DEVELOPMENT STANDARDS to allow alternative screening adjacent to a vehicle stacking lane.

DESIGN REVIEWS for the following: **1)** alternative parking lot landscaping; **2)** vehicle wash; and **3)** finished grade in the CMA Design Overlay District.

Generally located on the east side of Durango Drive, 810 feet north of Robindale Road within Spring Valley (description on file). MN/md/syp (For possible action)

RELATED INFORMATION:

APN:

176-09-201-001

DESIGN REVIEWS:

1. Alternative parking lot landscaping.
2. Vehicle (automobile) wash.
3. Increase finished grade to 65 inches where a maximum of 36 inches is the standard per Section 30.32.040 (an 80.6% increase).

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.5 (vehicle wash site)/5.1 (overall)
- Project Type: Vehicle wash
- Number of Stories: 1
- Building Height (feet): 31
- Square Feet: 4,814
- Parking Required/Provided: 5/5

Site Plan

This request is for a conforming zone boundary amendment to a C-1 zoning district for a proposed vehicle (automobile) wash on a 1.5 acre portion of a 5.1 acre site. The vehicle wash is located on the north portion of the parcel while the residual portion of the site will be developed at a future date. The building features the following setbacks: 1) 65.5 feet from the west property line along Durango Drive; 2) 134.5 feet from the north property line adjacent to the James Regional Sports Complex; 3) 78 feet from the east property line adjacent to the Sports Complex; and 4) 25 feet from the future south property line (a commercial subdivision is proposed with this project). A separation of 220 feet is provided between the vehicle wash and the property line of the single family residential development to the west, across Durango Drive. The vehicle wash is located in the south portion of the site. Two rows of covered vacuum spaces, separated by a 35 foot wide drive aisle, are located immediately north of the vehicle wash. A pay station canopy for the vehicle wash is located immediately north of the vacuum spaces and features the following setbacks: 1) 90 feet from the west property line; 2) 7.5 feet from the north property line; 3) 162 feet from the east property line; and 4) 144 feet from the future south property line. A 14.5 foot high CMU block screen/fire separation wall is located immediately to the north of the pay station canopy and is set back 7 feet from the north property line. Five parking spaces are required where 5 parking spaces are provided. Access to the site is granted via a single commercial driveway along Durango Drive. Cross access is provided between the vehicle wash and the future commercial development to the south. A design review to increase finished grade to a maximum of 65 inches is requested. The increase in finished grade is located within the center and toward the east of the site.

The one-way vehicle queuing lane, measuring 24 feet in width, begins at the northeast corner of the vehicle wash facility. The vehicle queuing lane transitions into a 3 lane stacking area, with each lane measuring a minimum of 9 feet in width, along the north side of the site. Per the site plan, the stacking area can accommodate up to 24 vehicles at any given time. Three covered pay kiosks are located at the end of the stacking lane. The 3 lane stacking area transitions into a single drive aisle measuring 14.5 feet in width, located along the west and southwest portion of the site, where automobiles enter the vehicle wash and exit the facility at the southeast portion of the site via a 14.5 foot wide drive aisle. Vehicles then exit to a 36 foot wide east/west drive aisle connecting to Durango Drive.

Landscaping

The plans depict a 15 foot wide landscape area, including a 5 foot wide detached sidewalk, adjacent to Durango Drive. The street landscape area consists of 24 inch box trees, shrubs, and groundcover. A 3 foot high decorative screen wall is located behind the street landscape area and the vehicle stacking lane for the vehicle wash. A waiver of development standards is required to permit the decorative screen wall in lieu of the required intense landscape buffer adjacent to the vehicle stacking lane. A 6 foot high decorative block wall, including a 10 foot wide landscape area with Evergreen trees planted 20 feet on center, is located along the north and east property lines adjacent to the existing park. In lieu of providing the required amount of landscape finger islands within the interior of the parking lot, the required trees have been distributed throughout the interior of the site. The development requires 4 trees within the interior of the parking lot where 4 trees are distributed throughout the interior of the site.

Elevations

The plans depict a vehicle wash with a height ranging from 17 feet to 31 feet to the top of the parapet wall. Contrasting building materials consisting of decorative metal, fiber cement panels, clay thin brick, and CMU block are utilized on the exterior of the building. An aluminum storefront window system is located on a portion of the north and west elevation of the building. All rooftop mounted equipment will be screened from the right-of-way and public view by parapet walls. The vacuum canopies, located within the interior of the parking lot, measure 11 feet in height. The pay station canopy measures 11 feet in height and is constructed with metal support columns and a metal roof. The pay station canopy is screened by an adjacent, 14.5 foot high CMU block screen/fire separation wall.

Floor Plans

The plans depict a vehicle wash measuring 4,814 square feet in area consisting of a wash bay, equipment room, and office.

Signage

Signage is not a part of this request.

Applicant's Justification

The site is not directly adjacent to residential developments and shares a property line with existing C-1 uses which makes the requested zone change appropriate and compatible for the site and surrounding uses. The site fronts onto Durango Drive, a heavily travelled 100 foot right-of-way and is adjacent to existing commercial uses to the south. The car wash will be water efficient and environmentally friendly, with the latest in car wash technology. The facility will also encourage drivers away from washing their cars in their own driveways, saving thousands of gallons of water a year. The proposed car wash will not increase the traffic flow along Durango Drive as it is an already heavily travelled right-of-way. Rather, the facility will simply act as an impulse stop, similar to stopping at a gas station. Furthermore, placing the car wash adjacent to an existing gas station and other commercial uses to the south, will assist with convenience for its customers, as many travelers tend to wash their cars while out running errands. The applicant states the required parking lot trees will be distributed throughout the interior of the site, necessitating a design review for alternative parking lot landscaping. The applicant indicates a 3 foot high decorative block wall will be provided behind the required street landscaping adjacent to Durango Drive, in lieu of an intense landscape buffer. Landscaping coupled with the screen wall meets the intent under the Code to appropriately screen the stacking lane. Due to the topography of the site, additional fill is needed in order to appropriately develop the site and provide the needed drainage. The increase is located in the center and toward the east side of the site; therefore, not impacting the residential to the west.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Public Use	P-F	James Regional Sports Complex
South	Neighborhood Commercial	C-1	Mini-warehouse

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2 & P-F	Single family residential

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
TM-23-500046	A tentative map for a 1 lot commercial subdivision is a companion item on this agenda.
VS-23-0172	A request to vacate and abandon patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Zone Change

The Neighborhood Commercial land use category allows a mix of retail, restaurants, offices, service commercial, and other professional services. The designated land use is intended to provide opportunities for compact nodes of low-intensity retail, services, and offices that serve residents of the surrounding neighborhoods. The requested conforming zone boundary amendment is within the range of non-residential intensities anticipated for the project site by the Master Plan. Local Business (C-1) zoning conforms to the Neighborhood Commercial land use category, and C-1 zoning is consistent and compatible with the surrounding commercial related uses in the area; therefore, staff can support the conforming zone boundary amendment.

Use Permit

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.

Staff has no objection to the proposed vehicle wash as the service bay door is set back 220 feet from the property line of the nearest single family residence, across Durango Drive. Furthermore, the service bay will be screened by the required street landscaping, in addition to a 3 foot high decorative block wall located behind the landscape area. Staff finds the proposed use should have minimal to no impact on the surrounding land uses and properties; therefore, recommends approval.

Waiver 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.

Staff finds the request to allow alternative screening adjacent to the vehicle stacking lane associated with the vehicle wash reasonable. The applicant is proposing a 3 foot high decorative block wall, located behind the required street landscaping, as an alternative to the required intense landscape buffer. The decorative block wall, in conjunction with the required street landscaping and building setback, should mitigate any impact the vehicle wash may have on the surround land uses and properties. Therefore, staff recommends approval.

Design Review #1

Staff finds the proposed alternative parking lot landscaping, including the distribution of the trees within the interior of the site complies with the Master Plan by encouraging screened parking areas and extensive landscaping. The vehicle wash requires a total of 4 trees within the interior of the parking lot where 4 trees are provided. The required parking lot trees are located at the southwest corner of the vehicle wash and the northwest corner of the vacuum space area. Staff finds the request to permit alternative parking landscaping within the interior of the site reasonable and; therefore, recommends approval.

Design Review #2

The proposed vehicle wash features varying rooflines up to 31 feet in height, contrasting building materials including decorative metal, fiber cement panels, clay thin brick, and CMU block. The proposed design complies with the CMA Design Overlay District standards, which promote and ensure high quality non-residential developments. The layout of the proposed vehicle wash drive-thru lane is functional and provides immediate cross access to the adjacent commercial site upon vehicles exiting the wash bay. Therefore, staff recommends approval.

Public Works - Development Review

Design Review #3

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

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

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Design review for the remaining undeveloped portion of the site;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- 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 the use permit, waiver of development standards, and design reviews must commence within 4 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Durango Drive.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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 #0144-2023 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: S.T. ENTERPRISES

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