

10/04/23 BCC AGENDA SHEET

VEHICLE WASH
(TITLE 30)

LAMB BLVD/LAKE MEAD BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0449-LAKE LAMB HOLDINGS REVOCABLE LIVING TRUST ETAL & MORADI HAMID TRS:

USE PERMITS for the following: **1)** allow a vehicle wash as a principal use within the APZ-2 Overlay District; **2)** allow a service bay door facing a street without screening; and **3)** reduce the separation of a vehicle wash from a residential use.

DESIGN REVIEWS for the following: **1)** finished grade; and **2)** a proposed vehicle wash facility on a portion of 3.8 acres in an M-D (Designed Manufacturing) (APZ-2) Zone.

Generally located on the east side of Lamb Boulevard and the north side of Lake Mead Boulevard within Sunrise Manor. TS/hw/syp (For possible action)

RELATED INFORMATION:

APN:

140-20-201-015 ptn

USE PERMITS:

1. Permit a vehicle wash facility within the APZ-2 Overlay District where required per Table 30.48.
2. Allow a service bay door facing a street (Lake Mead Boulevard) without screening where screening is required per Table 30.44-1.
3. Reduce the separation between a vehicle wash facility and a residential use to 82 feet where 200 feet is the minimum per Table 30.44-1 (a 59% reduction).

DESIGN REVIEWS:

1. Increase finished grade to 42 inches (3.5 feet) where a maximum of 36 inches (3 feet) is the standard per Section 30.32.040 (a 17% increase).
2. Vehicle wash facility.

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 2020 Lamb Boulevard
- Site Acreage: 3.8 (portion)

- Project Type: Vehicle wash
- Number of Stories: 1
- Building Height (feet): 30
- Square Feet: 5,616
- Parking Required/Provided: 6/28

Site Plan

The plan depicts an undeveloped 3.8 acre site at the northwest corner of Lake Mead Boulevard and Lamb Boulevard. The plans show the proposed vehicle wash facility will be located within the northern portion of the site with a previously approved convenience store, vehicle service, and gasoline station facility (UC-18-0168) located in the southern portion of the site. The proposed vehicle wash building is in the northwest corner of the overall site and is set back 82 feet from the northern property line, 160 feet from the eastern property line, and 93 feet from the western property/Lamb Boulevard right-of-way. The building is shown to be 5,616 square feet. The plans indicate that residential uses are present to the north and east. The vehicle wash building is surrounded on all 4 sides by either a drive aisle or parking lot. A canopy and pay stations are provided approximately 96 feet to the east of the vehicle wash building with a setback of 27 feet from the property line with the adjacent manufactured home park. Vacuum stalls are provided to the west of the vehicle wash building. The site is accessed by 2 commercial driveways along Lamb Boulevard, with the northern most driveway being exit only and the central driveway being shared between the vehicle wash and development to the south. A shared access driveway is shown along Lake Mead Boulevard. Parking is provided in 2 parking areas; 1 to the immediate west of the vehicle wash building and 1 to the southeast of the building. The parking area to the southeast contains 6 parking spaces mainly for employees and the area to the west contains 22 parking spaces that also serve as vacuuming stalls. The provided cross sections show that a maximum grade increase of 3.5 feet is required. The cross sections show that this increase in grade is primarily needed along the building edges to deal with differences in elevation from the street and surrounding development.

Landscaping

The plans show that a significant amount of street and perimeter landscaping has been provided on the site. The plans show that along the northern and eastern perimeters of the subject site, an intense landscape buffer has been provided per Figure 30.64-12. The intense landscape buffer consists of Shoestring Acacia (*Acacia Stenophylla*) and Coolibah (*Eucalyptus Microtheca*) trees spaced 10 feet on center in 2 rows. In addition, a 6 foot decorative wall is being placed along the perimeter as well. Along the street, 6 Desert Willow (*Chilopsis linearis*) trees, 3 Red Push Pistache (*Pistacia x Red Push*) trees, and 1 Shoestring Acacia have been provided for a total of 10 trees where 9 trees are required. The trees have been provided in a single row behind the attached sidewalk within 20 foot landscape strips. Trees are generally spaced 25 feet on center. Within the employee parking area, terminating islands along with a large, landscaped area in front of the parking spaces is provided with 6 parking spaces between the islands with Red Push Pistache trees being the main tree provided. Within the vacuum parking area, along the west side of the parking area terminating islands are provided with a 20 foot landscape strip in front of the parking spaces with 12 parking spaces between the islands with Red Push Pistache and Desert Willow trees being mainly provided. On the east side of the parking area 3 landscape islands are provided with 5 parking spaces between islands and Red Push Pistache trees provided within the

islands. To the east of vehicle wash building, 79 foot to 108 foot landscaped area with various trees and shrubs has been provided as an additional buffer to the residential area to the east.

Elevations

The plans depict a 30 foot tall vehicle wash building. The exterior of the building will consist mainly of painted CMU block and foam paneling. The main portion of the building will consist of white painted EIFS foam paneling with various grey paneling interspersed and grey painted CMU block used to break-up to the façade. Black and pink foam trim is used along pop-out and articulations as an accent. A tilted metal roof is also used in the central portion of the building while the rest of the building contains a flat roof with alternating articulation heights. Open air windows are provided at periodic intervals along the east and west sides of the building with a commercial window door system for internal access found in the northeast corner of the building. The elevations also depict the pay station canopy to be 17 feet tall with similar white, black, grey, and pink EIFS siding.

Floor Plan

The plan indicates the vehicle wash building measures 5,616 square feet with most of the space taken-up by a 3,700 tunnel where the washing occurs and a 1,202 square feet mechanical room for care of the mechanical equipment occurs. The remaining space is taken-up by an office space located in the northeast portion of the building that contains an office, lobby, breakroom, and bathroom.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the vehicle wash at the subject site is compatible with the surrounding area due to the previously approved convenience store and gasoline station to the south. In addition, they state that the vehicle wash building has been sited to mitigate any noise disturbances and an intense landscape buffer had been used to reduce any disturbance to the surrounding neighbors. As a result, the applicant states that they do not believe that the vehicle wash use nor the increase in grade should impact the neighboring residential uses due to the mitigation measures proposed, and that the proposal complies with Title 30 and the Master Plan.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-23-500081	1 lot commercial subdivision - expired	Approved by PC	August 2023
ET-23-400048 (UC-18-0168)	Third extension of time for a vehicle service facility	Approved by BCC	July 2023
WS-21-0380	Modifications to an approved convenience store and gasoline station	Approved by BCC	August 2021
DR-19-0031	Increased finished grade	Approved by BCC	April 2019

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0672	Vehicle paint and body shop in conjunction with a previously approved vehicle service facility	Approved by BCC	October 2018
WC-18-400198 (ZC-18-0168)	Waived the conditions of a zone change to allow a vehicle paint shop	Approved by BCC	October 2018
TM-18-500131	1 lot commercial subdivision - expired	Approved by PC	September 2018
WC-18-400054 (ZC-0307-11)	Waived the conditions of zone change requiring 24 inch box trees only within street landscape areas	Approved by BCC	April 2018
UC-18-0168	Vehicle service complex with convenience store, gasoline station, tire sales and installation, vehicle maintenance, vehicle paint and body shop, vehicle repair, vehicle rental, and vehicle sales	Approved by BCC	April 2018
TM-0125-12	1 lot commercial subdivision - expired	Approved by PC	January 2013
ZC-0307-11	Reclassified the site from R-E, R-T, R-4, and C-2 zoning to M-D zoning for a convenience store and service station	Approved by BCC	August 2011
ZC-1083-00	Reclassified the site to R-T zoning for Title 30	Approved by BCC	September 2000
VC-1003-96	Allowed a 6 foot block wall along Lamb Boulevard with reduced mobile home setbacks and landscaping - expired	Approved by PC	July 1996
ZC-1161-94	Reclassified the site from R-2 and R-4 zoning to C-2 zoning for a shopping center - reduced to C-1 zoning - expired	Approved by BCC	November 1994
VC-422-90	Permit 10 existing mobile homes within an existing nonconforming mobile home park and a 10 foot screen wall - expired	Approved by PC	August 1990
VC-573-83	Allowed recreational vehicles as residences within an existing nonconforming mobile home park - expired	Approved by BCC	February 1984

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	R-T, M-D, & C-2	Single family residential, body shop, & retail complex
South	Neighborhood Commercial	C-1	Restaurant & retail building
East	Business Employment	R-T	Manufactured home park

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Corridor Mixed-Use; Public Use; & Business Employment	C-2 & R-2	Convenience store, gasoline station, place of worship, & undeveloped

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.

Use Permit #1

The purpose of the special use permit for certain uses within the APZ-2 Overlay is to evaluate whether the proposed use is compatible with the particulars of aircraft operation and how the uses might be impacted by the operation of aircraft overhead. Staff finds that a vehicle wash should not be greatly impacted, as a vehicle wash generally does not have a significant number of people located on-site for a prolonged amount of time should an accident occur. In addition, staff finds that the vehicle wash would produce less people in a certain area than the surrounding manufactured home park to the east and would be similar to the previously approved convenience store and gasoline station to the south. For these reasons, staff can support this use permit.

Use Permit #2

The purpose of requiring screening of vehicle wash bay doors and streets is to reduce any possible distractions that may result due to a clear view into the bay and improve aesthetics along roadways. Staff finds that if the proposed convenience store and gasoline station are constructed as proposed there will be sufficient screening between the gasoline canopy and provided street landscaping along Lake Mead Boulevard. In addition, even if the proposed gasoline canopy and street landscaping are not installed, there is still several hundred feet between Lake Mead Boulevard and the vehicle wash bay to prevent any real noticeable distractions from disturbing motorists. For these reasons, staff can support this use permit.

Use Permit #3

In general, a physical separation between a vehicle wash and residential uses is advisable due to the noise generated by the wash and the cars on-site, the intense smells and poor air quality that can be caused by idling cars, and due to visual disturbance that such a use can cause. Staff finds that the orientation of the building in a north-south direction with bays facing away from most of the residential uses to the west should help reduce the dispersion of noise from the building. In addition, staff finds that much of the noise from a vehicle wash can come from the vacuum stalls,

which are buffered from the residential uses by both landscaping and the vehicle wash building itself. Additionally, a significant intense landscape buffer with a new block wall with additional landscape between the building and buffer should help to muffle and mitigate any noise or adverse issues on site. For these reasons, staff can support this use permit.

Design Review #2

While staff does have concerns with the location of the vehicle wash next to mostly residential areas to the north and east, staff finds that the vehicle wash building has been sited to mitigate negative effects, and landscaping has been provided to also help on this end. In addition, the surrounding area appears to be transitioning to a more commercial nature with convenience store and gasoline stations to the south and west. Staff also finds that the vehicle wash building itself is attractive and should contribute to the aesthetics of the surrounding area. The vehicle wash site has also been integrated with the convenience store and gasoline station to the south, which the combination should help building-up both businesses. Lastly, the development of the site is in-fill in nature, which supports Master Plan Policy 1.4.4. For these reasons, staff can support this design review.

Public Works - Development Review

Design Review #1

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

- Landscaping shall be provided per plans;
- No gathering of individuals in an area that would result in an average density of greater than 25 persons per acre per hour during a 24-hour period, not to exceed 50 persons per acre at any time;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operation;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised approval of this application does not constitute or imply approval of any other County issued permit, license or approval; the installation and use of cooling systems that consumptively use water will be prohibited; the County has adopted a

rewrite to Title 30 effective January 1, 2024, 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;
- 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.
- 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 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 #0301-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Sunrise Manor - approval (8 foot high decorative CMU wall along the east property line adjacent to the car wash site).

APPROVALS:

PROTESTS:

APPLICANT: LUV CARWASH

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