

10/05/21 PC AGENDA SHEET

VEHICLE WASH
(TITLE 30)

FLAMINGO RD/MOUNTAIN VISTA ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0434-GILL EXPRESS, INC:

USE PERMIT to allow a vehicle wash establishment.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the setback; **2)** allow an unscreened service bay door; **3)** cross-access; **4)** landscaping (required trees); and **5)** reduced throat depth.

DESIGN REVIEW for a proposed vehicle wash establishment on 1.2 acres in a C-1 (Local Business) Zone.

Generally located on the north side of Flamingo Road, 155 feet east of Mountain Vista Street within Paradise. TS/jor/jd (For possible action)

RELATED INFORMATION:

APN:

161-17-801-008

USE PERMIT:

Allow a vehicle wash establishment in a C-1 Zone per Table 30.44-1.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the setback of a proposed vehicle wash establishment to 147 feet where 200 feet is required from a residential use per Table 30.44-1 (a 27% decrease).
2. Allow a service bay door to be unscreened without landscaping or a building.
3. Eliminate the cross-access requirement between the subject parcel and the existing properties to the east and west where required per Table 30.56-2.
4.
 - a. Eliminate the required trees within a landscape strip adjacent to Flamingo Road where required per Figure 30.64-17.
 - b. Allow alternative landscaping within a landscape strip adjacent to a less intense use (residential use to the north) where required per Figure 30.64-11.
5. Reduce the driveway throat depth to 5 feet, 6 inches where 25 feet is required per Uniform Standard Drawing 222.1 (a 78% decrease).

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.2
- Project Type: Vehicle wash
- Number of Stories: 1
- Building Height (feet): 30
- Square Feet: 3,897
- Parking Required/Provided: 3/3

Site Plan

The site plan depicts a proposed vehicle wash establishment on the north side of Flamingo Road, 155 feet east of Mountain Vista Street. Access to the site is provided via 1 driveway on the southeast corner of the parcel, adjacent to Flamingo Road. The site design includes 1 vehicular loop which flows in a counterclockwise direction. Vehicles entering the establishment will drive along the east property line heading north towards the 3 pay station queuing areas. The patrons may head south toward the vehicle wash building or they can head east toward the 26 vacuum stall stations centrally located on the site.

In addition, the site was designed to encompass existing utility easements, which shape the overall design of this establishment. First, along the south property line (adjacent to Flamingo Road), there is an existing 39 foot, 6 inch wide Las Vegas Valley Water District (LVVWD) easement. Secondly, there is an existing 40 foot wide Southern Nevada Water Authority (SNWA) utility easement on the northern half of the parcel, which runs from the northeastern corner of the subject parcel and travels in a southwestern direction. Lastly, there is an existing 10 foot wide NV Energy easement along the entire length of the north property line.

There is an existing 6 foot high CMU block wall along the north property line adjacent to a multiple family residential building. The east property line includes an existing 3 foot high CMU block wall with a 3 foot high chain-link fence on top. The west property line includes an existing 6 foot high CMU block wall adjacent to an existing convenience store and gasoline station. The applicant is proposing an additional 6 foot high screen wall on the subject property adjacent to the existing screen wall along the east property line. All existing screening will remain on-site.

The applicant is requesting to allow a vehicle wash establishment within a C-1 zone, to reduce the proposed vehicle wash establishment setback to 147 feet where a 200 foot setback is required from a residential use to the north as required per Title 30, and to allow service bay doors to not be screened by landscaping (eliminating trees). Furthermore, the applicant is also requesting waivers for required trees within landscape planters adjacent to Flamingo Road and adjacent to the residential use to the north. Lastly, the applicant is requesting to waive cross-access from the parcels to the east and west and a waiver to reduce the driveway throat depth.

Landscaping

The applicant is proposing shrubs only in areas that have designated easements. For example, the landscape plan depicts a 10 foot wide landscape strip that is within an existing 10 foot wide NV energy easement along the north property line. Per submitted correspondence between the applicant and NV Energy, only shrubs are permitted within this landscape strip; therefore, the applicant is proposing an additional 10 foot wide landscape buffer south of the NV Energy easement. This additional landscape buffer includes 24 inch box trees spaced 10 feet apart. This additional landscape buffer will include trees for the majority of the landscape buffer except for when the landscape buffer encroaches into the Southern Nevada Water Authority (SNWA) easement (northeast corner of the parcel).

The applicant also submitted correspondence from SNWA stating that the 40 foot wide utility easement from the northeast corner which runs in a southwestern direction can be utilized but limiting the applicant to only having shrubs in this area as well.

Along the south property line (adjacent to Flamingo Road), there is an existing 39 foot, 6 inch wide Las Vegas Valley Water District (LVVWD) easement. The applicant also submitted correspondence from LVVWD that only shrubs are permitted within this landscape strip; therefore, the applicant is requesting to waive required trees within a landscape strip that is adjacent to a collector street, Flamingo Road, per Figure 30.64-17.

Furthermore, the applicant is proposing a landscape strip along the west property line that is a minimum of 15 feet wide and expands to 30 feet wide, and the majority of this landscape strip includes 24 inch box trees spaced 20 feet apart. Along the east property line, the applicant is proposing a 6 foot wide landscape planter which will include 5 gallon shrubs. Lastly, landscaping is located around the vacuum stall areas and on the north and south sides of the vehicle wash building.

Elevations

The elevation plans depict a vehicle wash building with an overall height of 30 feet. The design of the building features varying roof heights and decorative exterior finishes such as stucco reveals, parapet caps, awning and tie rods, painted CMU block walls, and storefront window and door systems. The north facing elevation features the vehicle wash tunnel entrance, and the south facing elevation features the vehicle wash exit. The east facing elevation faces the commercial use to the west, this elevation features a CMU block wall and 2 windows. The west facing elevation features 3 sets of windows where customers can view their vehicles in the wash tunnel.

Floor Plans

The submitted floor plan depicts a mechanical room, restrooms, office, lobby area, and vehicle wash tunnel.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the applicant, the proposed vehicle wash establishment will include a vehicle wash building which will feature modern architecture that is complementary to the commercial uses in the area. The vehicle wash building will be orientated towards the southern portion of the site, which provides a 147 foot setback from the residential use to the north where 200 feet is required. There are 3 existing easements on-site, which the applicant must utilize in the overall design of the proposed vehicle wash that are as follows: 10 foot wide NV Energy easement along the north property line; a 39 foot, 6 inch LVVWD easement along the south property line; and a 40 foot wide diagonally oriented SNWA easement. The applicant provided written correspondence that landscaping is allowed on the easements as long as trees were not planted within the easements; however, shrubs are permitted. Furthermore, an additional 10 foot wide landscape buffer with trees will be planted south of the NV Energy easement adjacent to the north property line. The applicant is also requesting to eliminate required cross-access from the parcels to the east and the west. The request is warranted since the parcels to the east and west are fully developed and offer no option to add cross-access. Lastly, the request to reduce the driveway throat depth is necessary due to the vehicles exiting the vehicle wash building. The applicant designed the site while incorporating existing easements on site that cannot be vacated.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|---|-----------------|---------------|
| UC-18-0433 | Mini-warehouse establishment with waivers to reduce landscaping, waived exterior siding design standards, and driveway geometrics - expired | Approved by BCC | August 2018 |
| ZC-0045-94 | Reclassified the project site to C-1 zoning | Approved by BCC | February 1994 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|----------------------------------|------------------------|--|
| North | Commercial General | R-3 | Multiple family residential |
| South | Commercial General | C-2 | Retail & convenience store with gasoline station |
| East | Commercial General | C-2 | Shopping center |
| West | Commercial General | C-1 | Convenience store with gasoline station |

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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 Comprehensive 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 does not oppose the applicant's request to allow a vehicle wash establishment within a C-1 zone. The intensity of the surrounding commercial uses to the east, west, and south is compatible to the proposed vehicle wash establishment. Staff supports this request.

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

The applicant is requesting to reduce the setback of a proposed vehicle wash establishment to 147 feet where 200 feet is required from a residential use per Table 30.44-1 (a 27% decrease). Staff does not object to the applicant's request since the site was developed to place the proposed vehicle wash building as far away from the residential use to the north as possible. An existing convenience store to the west is set back approximately 35 feet from the residential use to the north where 200 feet is required per code, and some of the retail buildings to the east are set back 40 feet from the residential use to the north. Staff is in support of this request.

Waiver of Development Standards #2

The applicant is requesting to allow a service bay door which faces south toward Flamingo Road to be unscreened by landscaping or a building. The applicant includes landscaping (shrubs and ground cover only) along the south property line; however, due to the restriction of trees being planted within the 39 foot wide LVVWD easement the applicant cannot provide a full landscape strip with trees as required per Title 30. Staff does not object to this request since the applicant is still providing 15 feet of landscaping with a significant amount of shrubs which will help soften the streetscape. Staff supports this request.

Waiver of Development Standards #3

The applicants requesting to eliminate the cross-access requirement between the subject parcel and the existing properties to the east and west where required per Table 30.56-2. Staff finds that the request is warranted since the parcel to the west has an existing CMU block wall along the west property line of the subject parcel. The business to the west does not provide future cross-access with the subject parcel. Furthermore, the parcel to the east is also fully developed with an existing landscape planter. Cross-access is not feasible with the site design since vehicular circulation is encouraged to remain within the site to utilize the vehicle wash, and all

vehicles must enter and exit at the proposed driveway along the south property line. Staff supports this request.

Waiver of Development Standards #4a

The applicant is requesting to eliminate the required trees within a landscape strip adjacent to Flamingo Road where required per Figure 30.64-17. The plans show that there is an existing 39 foot, 6 inch wide Las Vegas Valley Water District (LVVWD) easement. Per the submitted correspondence from LVVWD staff, the applicant is permitted to develop the site; however, trees cannot be planted within this area. The landscape plans show that there are over 80 shrubs to be planted within this landscape strip, while maintaining the appropriate sight visibility zones. The applicant is still providing a minimum 15 foot wide landscape planter as required per Title 30 since there is an existing attached sidewalk. Since the applicant did not request to eliminate the landscaping completely while maintaining the existing easement, staff can support this request.

Waiver of Development Standards #4b

The applicant is requesting to allow alternative landscaping when adjacent to a less intense use (residential use to the north) where landscaping is required per Figure 30.64-11. The landscape plan depicts a 10 foot wide landscape strip that is within an existing 10 foot wide NV energy easement. The applicant submitted correspondence from NV Energy stating that only shrubs are permitted within the proposed landscape strip. The site plan shows that there is an existing CMU block wall to remain along the north property line, and there is additional 12 feet of landscaping north of the existing block wall. The proposed landscape plan includes a 10 foot wide landscape strip with over 50 shrubs on the applicant's property. Staff finds that since NV Energy will not allow trees to be planted within this easement, it has created an undue hardship for the applicant. The landscape plan shows an additional 10 foot wide landscape buffer south of the NV Energy easement. The additional landscape buffer includes 24 inch box trees spaced every 10 feet. Although the northeast corner will not have the required trees adjacent to a less intense use, the applicant is providing a wider landscape strip and trees where the easement is not present along the north property line. Due to the aforementioned factors, staff can support this request.

Design Review

The site is harmonious with the commercial properties to the east, west, and south. The overall design is aesthetically pleasing and will be a positive addition to the Flamingo Road streetscape. Staff supports this request.

Public Works - Development Review

Waiver of Development Standards #5

Staff has no objection to the reduction in the throat depth for the Flamingo Road commercial driveway, provided that Nevada Department of Transportation (NDOT) approves the 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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;
- Nevada Department of Transportation approval.

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 #0240-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: GILL EXPRESS INC

CONTACT: SUZANA RUTAR ARCHITECT LTD., 1950 E. WARM SPRINGS RD., LAS VEGAS, NV 89119