

12/17/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0610-MISSION CENTER, LLC:

USE PERMIT for a vehicle wash.

DESIGN REVIEW for façade changes in conjunction with a proposed vehicle wash on a 7.25 acre portion of an 18.65 acre site in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway Overlays.

Generally located on the east side of Maryland Parkway and the north side of Flamingo Road within Paradise. TS/rr/kh (For possible action)

RELATED INFORMATION:

APN:

162-14-410-001, 162-14-410-002, 162-14-410-003, 162-14-410-004, 162-14-410-005, 162-14-410-006, 162-14-410-007, 162-14-410-008, 162-14-410-009, 162-14-410-010, 162-14-410-011

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4000 S. Maryland Parkway
- Site Acreage: 7.25 (project site)/18.65 (overall)
- Project Type: Vehicle wash
- Number of Stories: 1
- Building Height (feet): 32
- Square Feet: 79,650 (vehicle wash)/212,420 (overall)
- Parking Required/Provided: 468/891
- Sustainability Required/Provided: 7/5

Site Plan

An overall site plan has been submitted which includes 11 parcels associated with an existing shopping center located on the northeast corner of Flamingo Road and Maryland Parkway to the west of Algonquin Drive. The entire site is 18.65 acres and includes 11 buildings with 212,420 square feet of retail space, including a grocery store, restaurants, and offices with 891 existing parking spaces.

An indoor vehicle wash is proposed to be located within an existing 79,650 square foot building (Building 2) which is in the northern portion of the shopping center on APN 162-14-410-002. Building 2 is set back 183 feet from Maryland Parkway to the west, 32 feet from the north

property line adjacent to the Flamingo Wash, and 61 feet from the east property line adjacent to a multi-family development. An existing loading dock is also located 35 feet from the east property line at the northeast corner of Building 2. To the south, Building 2 adjoins another existing building located on APN 162-14-410-003. No expansion to the existing Building 2 or changes to the loading dock areas are proposed. Existing parking areas are located generally to the south of Building 2. No changes to the parking areas are proposed.

Access to the shopping center is from 4 existing driveways on Maryland Parkway, 4 driveways on Flamingo Road, and 1 driveway on Algonquin Drive with cross access throughout. Direct access to the vehicle wash will be from the driveways on Maryland Parkway. An existing drive aisle is proposed to provide access to 2 entrances into the vehicle wash and 4 exits along the southern side of Building 2.

Landscaping

No changes to the existing parking area landscaping or street landscaping along Maryland Parkway are proposed with this application. Photos of the existing landscape conditions have been provided.

Elevations

The plans depict an existing 1 story building 32 feet in height. The south side of the building indicates 2 new entrance doors and 4 new exit doors are proposed for accessing the indoor vehicle wash. The plans indicate a new shade structure will be provided along the south side of the building above the doors. Exterior building materials consist of existing stucco and block which is proposed to be painted with horizontal stripes and on all 4 sides.

Floor Plans

The plans indicate the proposed interior vehicle wash and traffic circulation pattern within the 79,650 square foot building. The main vehicle entrances are located near the center of the south side of the building. Vehicles will then queue east and then north within 3 lanes at the pay stations. Once past the pay stations, vehicles will have 2 lanes available heading into the car wash tunnel. Once through the car wash, vehicles will have the option of exiting the building by heading directly south or continuing west to a detail area or turning east into the vacuum station area before exiting at the southwest corner of the building. The plans also show offices, storage areas, break room, conference room, and equipment areas on either side of the car wash queuing area. An equipment room is located to the south of the car wash tunnel. A lobby, restrooms, and an office are also located next to the detail area.

Applicant's Justification

The applicant is proposing a new indoor car wash facility located internal to an old Toys R Us building. The applicant is leasing the building and repurposing the building from retail to a car wash by making internal and external renovations. The applicant states while a vehicle wash is located 61 feet from an existing multi-family development to the east, the reduction should not create any impact as it is indoors. Therefore, any sounds will be contained within the building itself. The applicant states that due to the existing circulation for the commercial center and the circulation for the vehicle wash, the building entrance cannot face towards the public right-of-way and instead will be located on the south elevation.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1078-00	Reclassified all parcels zoned C-C in Clark County to C-2 zoning	Approved by BCC	September 2000
VC-1872-95	Reduced setbacks for an existing shopping center	Approved by PC	December 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	CG (AE-60) (MPO)	Flamingo wash
South	Corridor Mixed Use & Public Use	CG & PF (AE-60) (MPO)	Shopping center & library
East	Urban Neighborhood (greater than 18 du/ac) & Corridor Mixed Use	RM32 & CG (AE-60) (MPO)	Multi-family development & shopping center
West	Corridor Mixed Use	CG (AE-60) (MPO)	Shopping center

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**Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

A special use permit is requested due to the building in which the vehicle wash will be located will be 61 feet from a multi-family development which is subject to residential adjacency. Normally there must be a 200 foot separation in order to help mitigate certain potential impacts, such as noise being generated by the vehicle wash. In this case the vehicle wash will be located entirely within an enclosed building and any noise impacts should be minimal. Furthermore, the proposed development would comply with Policy WP-3.1 of the Master Plan to repurpose and reinvent vacant or functionally obsolete buildings through adaptive reuse where practical and consistent with development to promote and support sustainability initiatives. Therefore, staff recommends approval of this request.

Design Review

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.

While the subject site is located within the Maryland Parkway Overlay, the building modifications do not meet the required thresholds for the applicable standards. The site provides pedestrian connectivity featuring a crosswalk with stamped concrete between the vehicle wash and the public sidewalk along Maryland Parkway. Elevations have been provided for all 4 building facades. Exterior modifications to the existing building include removal of covered store entrance along the south side of the building and the removal of a colonnade area on the west side of the building. The remodeled building will consist of the existing stucco and block materials which are proposed to be painted with horizontal stripes on all 4 sides. Additionally, a canopy is proposed along the south side of the building. Vehicle entrances and exits will face towards the south rather than toward the Maryland Parkway due to the interior layout of the vehicle wash. The proposed design appears to be generally compatible with the rest of the shopping center as well as other commercial development within the 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

- 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

- Traffic study and compliance.

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

#0381-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: COUNTOUR RE, LLC

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE #650, LAS VEGS,
NV 89135