

02/18/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0890-ROADRUNNER INVESTMENTS, LLC:

USE PERMIT for a vehicle wash.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** modify buffering and screening standards; **2)** modify residential adjacency standards; and **3)** alternative driveway geometrics.

DESIGN REVIEW for a proposed vehicle wash on 0.97 acres in a CG (Commercial General) Zone.

Generally located north of Rochelle Avenue and west of Eastern Avenue within Paradise. TS/jud/cv (For possible action)

RELATED INFORMATION:

APN:

162-23-504-010

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow a 6 foot high non-decorative screen wall where a 15 foot wide landscape buffer with an 8 foot high decorative screen wall is required per Section 30.04.02C.
2. Allow higher activity areas (parking) of the development adjacent to a residential district where not permissible per Section 30.04.06G.
3. Reduce the driveway departure distance along Rochelle Avenue to 147 feet where 190 feet is required per Uniform Standard Drawing 222.1 (a 23% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4265 S. Eastern Avenue
- Site Acreage: 0.97
- Project Type: Vehicle wash
- Number of Stories: 1
- Building Height (feet): 31
- Square Feet: 4,459
- Parking Required/Provided: 5/6
- Sustainability Required/Provided: 7/8

Site Plans

The plans depict a proposed vehicle wash located at the northwest corner of Eastern Avenue and Rochelle Avenue. Access to the site is provided along Rochelle Avenue via 1 commercial driveway constructed on the southwest corner of the site. The proposed vehicle wash building is located on the northern portion of the site and includes a vehicle wash tunnel, office space, breakroom, restrooms, and customer service area. Patrons will enter the queuing lane to pay for the services along the south side of the site. The vehicular circulation is in a counterclockwise direction and the patrons exit on the west side of the vehicle wash building. The wash tunnel exit lane is approximately 15 feet away from the western property line where 200 feet is the standard separation requirement from an area subject to residential adjacency, thus necessitating a use permit. The plan also depicts 16 vacuum spaces provided along the south side of the building.

There are 6 parking spaces provided on-site as well as 4 additional bicycle spaces. The applicant requests a waiver of development standards to allow parking stalls to be located on the southwest portion of the site within 15 feet from the west boundary (which is RS5.2 residentially zoned). The trash enclosure is proposed along the south side of the building, immediately west of the vacuum stalls and over 50 feet away from the residentially zoned property to the west. Furthermore, a waiver of development standards is included with this application to reduce the departure distance for the commercial driveway on Rochelle Avenue to 147 feet where 190 feet is the standard.

Landscaping

The plans depict an existing 6 foot high block wall and a proposed 15 foot wide landscape buffer along the west property line; therefore, necessitating a waiver of development standards to allow the 6 foot high block wall to remain since an 8 foot high decorative screen wall is required per code. Along the east boundary line is a 5 foot wide landscape strip in front of the detached sidewalk and a 9 foot wide landscape strip behind the proposed detached sidewalk along Eastern Avenue. Additionally, along Rochelle Avenue (south boundary line) is a proposed detached sidewalk consisting of a 5 foot sidewalk between two, 5 foot landscape strips. The landscape is comprised of Shoestring Acacias, Mastic trees, Desert Willow and various shrubs.

Elevations

The plans depict a vehicle wash building with a maximum height of 31 feet. Building finish materials consist of painted stucco in silver and white on all elevations, with the south elevation including storefront windows, and the east and west elevations include roll-up doors. The vehicle blowers are located on the west side of the vehicle wash within the tunnel. All rooftop mounted equipment will be screened from the right-of-way and public view. The vacuum canopies, located within the parking lot, measure 11 feet in height.

Floor Plans

The plans depict a vehicle wash measuring 4,459 square feet in area, consisting of a wash tunnel along the north side of the building; and an equipment room, breakroom, restroom and a customer service room located on the south side of the building. There are 2 vacuum equipment accessory structures.

Applicant's Justification

The applicant states although the property to the west is zoned single-family residential, it is the CCSD Telecommunication Services building and not single-family residential use which the Code seeks to protect. Further, the property line to the west is 65 feet from the edge of the wash tunnel and it is separated by the 15 foot wide landscape buffer and existing 6 foot high block wall. Providing the required 8 foot decorative screen wall adjacent to the existing 6 foot high block wall would create a nuisance and serve as a dead space to collect trash and debris. The existing 6 foot wall and landscape buffer provide sufficient buffering and screening for the property to the west.

Also, the applicant states the requests to allow the parking stalls within 15 feet from an area subject to residential adjacency is mitigated by the existing 6 foot high block wall and the proposed 15 feet of landscape buffer. Finally, the applicant states the reduction in departure distance along Rochelle Avenue should not have any negative impact on the traffic in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0096-11	Zone change to R-1 zoning to C-1 zoning for a commercial development - buildings were never constructed	Approved by BCC	May 2011

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Commercial development
South	Urban Neighborhood (greater than 18 du/ac)	RM32, CC, & RS5.2	Multi-family residential & commercial center
East	Public Use	RS5.2	School & place of worship
West	Public Use	RS5.2	CCSD Telecommunication Services

Related Applications

Application Number	Request
VS-25-0889	A vacation and abandonment of patent easements and portions of right-of-way is a companion item on this agenda.

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.

Staff does not typically support the requests for proposed vehicle wash establishments to be adjacent to single-family residential zoned properties since they do not comply with Goal 3.1 of the Master Plan which states the following: “Maintain air quality at a level that protects public health and improves visual clarity”. Idling vehicles may be detrimental within the immediate area, negatively affecting the surrounding properties with noise and vehicle exhaust pollution. Staff is usually concerned that the vehicle wash tunnel is located in close proximity to the residentially zoned property of RS5.2. However, the residentially zoned property to the west is not developed with residential uses and the Master Plan land use category is Public Use. Therefore, staff can support the use permit request.

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waivers of Development Standards #1 & #2

Even though the proposed buffering and screening along the west side of the site does not meet Code due to the reduced wall height, staff finds the proposed planting of the evergreen trees within the required 15 foot wide landscape strip is an agreeable mitigation to the required buffering and screening. Even if the property to the west is residentially zoned, the existing use is not residential, and the Master Plan land use category is for civic purposes rather than residential. While staff is normally concerned about the potential negative impacts of idling vehicles in the vicinity of residential uses, staff finds that the few proposed parking stalls located on the southwest area of the site will not negatively impact on the surrounding properties. Therefore, staff can support these requests.

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.

Staff finds that the proposed vehicle wash complies with Goal WP-3 of the Master Plan, which encourages the revitalization of established employment centers and commercial corridors. This is presently the only vacant land around the area. Additionally, the site is being developed to promote investment in this portion of Paradise as encouraged by Policy WP-3.1. The proposed building consists of decorative features, which are visible along Eastern Avenue and Rochelle Avenue. Staff does not anticipate any adverse impacts from the vehicle wash facility and finds that the use is compatible with the existing development in the surrounding area; therefore, staff can support this request.

Public Works - Development Review

Waiver of Development Standards #3

Staff has no objection to the reduction in the departure distance for the Rochelle Avenue commercial driveway. Although the departure distance does not comply with the minimum standards, staff finds the location allows vehicles to safely access the site.

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

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- 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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

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 #0201-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: S.T. ENTERPRISES, LLC

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