

11/05/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**AR-24-400103 (UC-23-0005)-WOW BUILD CO ONE, LLC:**

**USE PERMIT FIRST APPLICATION FOR REVIEW** for a vehicle wash (automobile). **WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce the setback of a vehicle wash (automobile) from a residential use; **2)** allow alternative landscaping and screening adjacent to a less intensive use; **3)** reduce street landscape width; and **4)** reduce throat depth. **DESIGN REVIEW** for a vehicle wash facility (automobile) on 1.5 acres in a CG (Commercial General) Zone.

Generally located on the north side of Warm Springs Road, 800 feet west of Eastern Avenue within Paradise. MN/nai/kh (For possible action)

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RELATED INFORMATION:

**APN:**

177-02-802-003

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce the setback of a vehicle wash (automobile) from a residential use to 20 feet where a minimum of 200 feet is required per Table 30.44-1 (a 90% reduction).
2. Allow alternative landscaping and screening adjacent to a less intensive use where landscaping and screening per Figure 30.64-11 is required.
3. Reduce street landscape width along Warm Springs Road to 9.5 feet where 15 feet is required per Section 30.64.030 (a 36.7% reduction).
4. Reduce throat depth for a driveway along Warm Springs Road to 17 feet 11 inches where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 28.3% reduction).

**LAND USE PLAN:**

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 2210 E. Warm Springs Road
- Site Acreage: 1.5
- Project Type: Vehicle wash facility (automobile)
- Number of Stories: 1
- Building Height (feet): 31
- Square Feet: 4,814
- Parking Required/Provided: 5/12

### Site Plan

An existing vehicle wash building (automobile) is oriented in an east/west direction and located 25 feet from the north (rear) property line, 204 feet from the south (front) property line, and 55 and a half feet from the west property line. Vehicles entering the vehicle wash will stack within 3 lanes in front of a separate pay canopy along the east property line. Vacuum canopies with 34 bays are located to the south of the vehicle wash building. A trash enclosure is located 50 feet from the west property line and 136 feet from the north property line. Primary access to the site is from Warm Springs Road, although secondary access is possible from a private access drive along the west property line. A total of 12 parking spaces are provided where a minimum of 5 parking spaces are required.

### Landscaping

Street landscaping consists of a 9.5 foot wide landscape area with 24 inch box Mulga and Chaste trees every 30 feet and an existing attached sidewalk along Warm Springs Road. The applicant kept some of the existing landscaping along the west property line where landscaping per Figure 30.64-11 was required adjacent to a less intensive use. Twelve Shoestring Acacia trees are planted along the north property line. The existing 5.5 foot high block wall remains. Two, 9 foot high screen walls were added north of the car wash tunnels to provide additional sound mitigation. The new screen walls are 30 feet in length.

### Elevations

The building is 1 story and 31 foot high constructed of EIFS walls, decorative metal panels, and brick. The roof is flat and consists of parapet walls at varying heights. Overhead doors are located at the tunnel entrance and exit at the east and west sides of the building. The pay canopy is 12 feet high and constructed of metal paneling and steel columns. The east side of the pay canopy has an approximately 15 foot high, split-face, CMU wall for fire separation purposes. The vacuum canopies are 11 feet high with a fabric awning covering.

### Floor Plans

The 4,814 square foot vehicle wash building consists of a wash tunnel, equipment room, electrical room, breakroom, restroom, and office area. The pay canopy is 1,272 square feet and the vacuum canopies total square footage is 7,659.

### Signage

Signage is not a part of this request.

### Previous Conditions of Approval

Listed below are the approved conditions for UC-23-0005:

#### Comprehensive Planning

- 18 months to review as a public hearing;
- Per revised plans;
- Hours of operation limited to 7:00 a.m. to 9:00 p.m.;
- 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 and application for review; 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.
- Applicant is advised that off-site improvement permits may be required.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that the property is already connected to the CCWRD sewer system; and if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

**Applicant’s Justification**

The applicant states that the Notice of Final Action for UC-23-0005 had a condition to review as a public hearing within 18 months. The review is to ensure that noise was appropriately mitigated from the residential property to the north. The applicant states that because the landscaping was added along the north property line, it helped buffer the sound from the vehicle wash. As a result, no noise complaints were made from the residents. Some complaints were received by the applicant regarding access to the multi-family residential driveway to the west, but the applicant explained that there is an agreement for that access.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-23-0005	Original application for a vehicle wash	Approved by PC	March 2023

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North & South	Compact Neighborhood (up to 18 du/ac)	RM18	Multi-family development
East	Corridor Mixed-Use	CG	Shopping Center
West	Corridor Mixed-Use	RM18	Driveway for a multi-family development

**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**

An 18 month review was required as a condition of UC-23-0005. Staff finds that the applicant completed all the building permits and has a Certificate of Occupancy for the vehicle wash. The applicant planted a single row of Shoe String Acacia trees are planted every 20 and two new 9 foot tall CMU block walls north of the car wash tunnels to provide sound mitigation for the multi-family residents on the north property line. Staff has not been made aware of any complaints about noise from the vehicle wash operation. Therefore, staff can support this request.

### **Public Works - Development Review**

There have been no significant changes in this area. Staff has no objection to this application for review.

### **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**

- Remove the time limit.

### **Public Works - Development Review**

- Compliance with previous conditions.

### **Fire Prevention Bureau**

- No comment.

### **Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:** Paradise - approval.

**APPROVALS:**

**PROTEST:**

**APPLICANT:** S.T. ENTERPRISES

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