

07/20/21 PC AGENDA SHEET

VEHICLE WASH
(TITLE 30)

NELLIS BLVD/OWENS AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0278-BARTSAS MARY 12, LLC:

USE PERMIT to reduce the setback from a vehicle (automobile) wash to a residential use.

DESIGN REVIEW for a proposed automated vehicle (automobile) wash on 0.8 acres in a C-2 (General Commercial) Zone.

Generally located on the east side of Nellis Boulevard, 120 feet south of Owens Avenue within Sunrise Manor. WM/sd/jo (For possible action)

RELATED INFORMATION:

APN:

140-28-110-003

USE PERMIT:

Reduce the setback from a vehicle wash to a residential use to 120 feet where 200 feet is required per Table 30.44-1 (a 40% decrease).

LAND USE PLAN:

SUNRISE MANOR - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 1578 N. Nellis Boulevard
- Site Acreage: 0.8
- Project Type: Vehicle wash
- Building Height (feet): 22
- Parking Required/Provided: 3/7

Site Plans

The plans depict a proposed automated vehicle wash with access from Nellis Boulevard. The parcel directly to the north is an existing convenience store with gasoline pumps. While the current parcel is vacant, the applicant will incorporate cross access with the parcel to the north. The building is centered along the north property line. Parking is provided per Title 30, which states that parking requirement for vehicle wash is 2 spaces plus 1 for an employee. In addition to the 7 parking spaces provided, vacuum stations are shown along the south exterior for a total of 21 stations. Access to the vehicle wash is from the east via drive-thru and exiting at the west

end. The request is to allow a vehicle wash to be within 200 feet of existing residential uses. Directly to the north and south are C-2 zoned properties.

Landscaping

The plans depict landscaping along Nellis Boulevard, which screen the bay doors, along the south property line, and a 10 foot wide landscape strip adjacent to the residences to the east. Parking lot landscaping is not provided at the site since no more than 3 stalls are grouped together and the required perimeter landscaping provides adequate shade.

Elevations

The plans depict a vehicle wash that is approximately 22 feet in height with a flat roofline. The colors will be of a desert shade with brown exterior along with architectural enhancements. The western car wash tunnel of the vehicle wash is shielded from view of the right-of-way with proposed landscaping. A pay station canopy has a clearance of over 7 feet in height and is located at the east entrance of the vehicle wash.

Floor Plans

The plans depict a vehicle wash with car wash tunnel, office and restrooms, equipment, and electrical rooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The vehicle wash is proposed as an amenity addition to the adjacent convenience store to the north. Modern convenience stores typically have associated vehicle wash facilities which function as additional neighborhood amenities and which attract new business to the site. With regard to the setback from residential uses, the vehicle wash will be approximately 120 feet from the vacant multiple family zoned parcel to the east with the placement of the car wash tunnel entrance on the east portion, which is the quieter part of the facility and is not expected to produce sound impacts beyond what would be expected for typical C-2 uses on the property. The exit from the vehicle wash faces Nellis Boulevard but would be behind normal street side landscaping and should not be aesthetically objectionable due to distance and location adjacent to the existing convenience store. As to the design review, the appearance and height will be similar to and compatible with the existing convenience store which it abuts.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0588-11	Waiver to allow for a flat roofline with parapet walls in conjunction with a prefabricated building - expired	Approved by BCC	January 2012
ZC-1906-05	Reclassified from R-2 to C-2 zoning for a future commercial use	Approved by BCC	January 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Commercial General	C-2	Convenience store & undeveloped
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-4	Multiple family residential
West	City of Las Vegas	C-1	Shopping center

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.

The site is located near the intersection of Nellis Boulevard and Owens Avenue, which would be consistent with commercial uses within the immediate area. Staff finds that the proposed vehicle wash complies with Commercial Policy 66 of the Comprehensive Master Plan which states that site planning and building design of commercial developments should be compatible with abutting uses through the use of appropriate buffers, setbacks, landscaping, building height, and materials. The requested reduction in setback should not have any significant impacts to adjacent and nearby properties; therefore, staff can support the use permit request.

Design Review

The landscaping and design of the buildings are in conformance with Urban Specific Policy 67 which promotes development compatible with abutting uses. The site design provides for cross access with the existing commercial development to the north. Lastly, the building and structures include architectural treatments on all building elevations and include variations to the building, as encouraged by Urban Specific Policy 78. For these reasons, 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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 the CCWRD is unable to verify sewer capacity based on this zoning application; that you may find instruction for submitting a Point of Connection (POC) request on the CCWRD website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LENARD LOPER

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