

10/19/21 PC AGENDA SHEET

VEHICLE (AUTOMOBILE) WASH
(TITLE 30)

JONES BLVD/FLAMINGO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-21-400144 (UC-0308-16)-COMHAR HOLDINGS JONES LLC:

USE PERMIT THIRD EXTENSION OF TIME to reduce the setback for a vehicle (automobile) wash facility from a residential use.

WAIVER OF DEVELOPMENT STANDARDS to allow alternative landscaping.

DESIGN REVIEW for a proposed vehicle (automobile) wash facility on 1.3 acres in a C-2 (General Commercial) Zone.

Generally located on the east side of Jones Boulevard, 200 feet south of Flamingo Road within Spring Valley. MN/lm/jo (For possible action)

RELATED INFORMATION:

APN:

163-24-101-008; 163-24-101-009

USE PERMIT:

Reduce the setback for a vehicle (automobile) wash facility from a residential use to 33 feet where a minimum of 200 feet is required (an 83.5% reduction).

WAIVER OF DEVELOPMENT STANDARDS:

Allow a 10 foot wide landscape area adjacent to an existing attached sidewalk along Jones Boulevard where a 15 foot wide landscape area with a detached sidewalk is required per Figure 30.64-17 or Figure 30.64-18.

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 4132 S. Jones Boulevard
- Site Acreage: 1.3
- Project Type: Self service automated vehicle (automobile) wash facility
- Number of Stories: 1
- Building Height (feet): Up to 35
- Square Feet: 6,160
- Parking Required/Provided: 5/25

Site Plans

The approved plans depict a self service vehicle (automobile) wash facility. The 6,160 square foot building is located on the southern portion of the parcel with a queuing area along the north and east property lines, and parking/vacuum areas on the north side of the building. The vacuum motor is located on the northwest portion of the property. The building is set back 137 feet from the north (side) property line, 33 feet from the east (rear) property line adjacent to an existing residential use, 56 feet from the west (front) property line, and 10 feet from the south (side) property line. Access is from Jones Boulevard. The approved plans also show access to the adjacent parcels to the north and south. The entrance to the vehicle wash is on the east side of the building and the exit is on the west side of the building. A trash enclosure is located on the northwest portion of the site.

Landscaping

A 10 foot wide landscape area is located adjacent to an existing attached sidewalk along Jones Boulevard. A 10 foot wide landscape area is located along the north, east, and south property lines except for a 40 foot portion along the east property line where the queuing lane connects to the entrance to the vehicle wash tunnel. Interior parking lot landscaping is generally distributed throughout the site. The landscape materials include trees, shrubs, and groundcover.

Elevations

The approved plans depict a single story building with a varied roofline ranging in height from 15 feet to 35 feet. The façade includes a parapet roof, stucco siding, split-face block, and metal trim.

Floor Plans

The approved plans depict a 6,160 square foot vehicle (automobile) wash building with a wash bay, equipment room, storage room, office, and restroom.

Previous Conditions of Approval

Listed below are the approved conditions for ET-20-400063 (UC-0308-16):

Current Planning

- Until July 5, 2021 to commence;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that 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.

Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for ET-18-400163 (UC-0308-16):

Current Planning

- Until July 5, 2020 to commence;

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that 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.

Public Works – Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for UC-0308-16:

Current Planning

- Provide an intense landscape buffer per Figure 30.64-12 along the east property line;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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;
- Commercial curb cut return driveways per Standards 222.1 and 225.

Building/Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show on-site fire lane, turning radius, and turnarounds; to show fire hydrant locations both on-site and within 750 feet; and that fire protection may be required for this facility.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that existing sewer is located within 400 feet of the parcel; and that at the time of development CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates to determine sewer point of connection.

Applicant's Justification

The applicant states they have been working diligently on this project since the original approval and the subsequent extensions of time. They have been pursuing a cross-access agreement with the adjacent property owner, which was executed in June, 2021. However, cross-access to the north will not impact the site design; and therefore, are now able to pursue the development and construction of the project. The applicant is seeking a 1 year extension to complete the required studies and development review process and commence development at the project site.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-20-400063 (UC-0308-16)	Second extension of time to reduce the setback for a vehicle (automobile) wash facility	Approved by PC	August 2020
ET-18-400163 (UC-0308-16)	First extension of time to reduce the setback for a vehicle (automobile) wash facility	Approved by PC	August 2018
UC-0308-16	Reduce the setback for a vehicle (automobile) wash facility from a residential use and waived alternative landscaping with a design review for a proposed vehicle (automobile) wash facility	Approved by PC	July 2016

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Convenience store, service station, & vehicle wash
South	Commercial General	C-2	Commercial/retail center
East	Residential Urban Center (18 du/ac to 32 du/ac)	R-4	Multiple family residential
West	Commercial General	C-1	Vehicle repair & retail sales

Related Applications

Application Number	Request
WS-21-0450	Modifications to an approved vehicle (automobile) wash is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval. Since the original approval in 2016 and subsequent extensions of time, the applicant has been working diligently towards obtaining a cross-access agreement with the adjacent property owners, which was executed in June, 2021. Staff finds that Drainage (PW21-16808, in review) and Traffic (PW21-10903, approved) studies were submitted earlier this year for review and approval. However, no building plans have been submitted to the Building Department for review. Since the applicant has requested a 1 year extension, 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**

- Until July 5, 2022 to commence.
- 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; and that 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.

Public Works - Development Review

- Compliance with previous conditions.

Building Department - Fire Prevention

- 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 #0023-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTEST:

APPLICANT: COMHAR HOLDINGS

CONTACT: KRISTEN GOODELL, 241 W. CHARLESTON BLVD, SUITE 145, LAS VEGAS, NV 89104