

10/19/21 PC AGENDA SHEET

VEHICLE (AUTOMOBILE) WASH  
(TITLE 30)

JONES BLVD/FLAMINGO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-21-0450-COMHAR HOLDINGS JONES LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: 1) landscape requirements; and 2) alternative driveway geometrics.

**DESIGN REVIEWS** for the following: 1) modifications to an approved vehicle (automobile) wash facility; and 2) finished grade 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/al/jo (For possible action)

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RELATED INFORMATION:

**APN:**

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

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. a. Waive parking lot landscaping where landscaping is required per Figure 30.64-14.  
b. Permit an alternative landscaping design adjacent to Jones Boulevard where landscaping is required per Figure 30.64-17.
2. Reduce driveway throat depth to 4 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (an 84% reduction).

**DESIGN REVIEWS**

1. Modifications to an approved vehicle (automobile) wash facility.
2. Increase finished grade to 54 inches (4.5 feet) where a maximum of 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 200% increase).

**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: 2
- Building Height (feet): Up to 34

- Square Feet: 7,187
- Parking Required/Provided: 5/25

### Site Plans

The approved plans depict a self service vehicle (automobile) wash facility. The 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 and the vacuum motor is located in this area. The building is set back 152 feet from the north (side) property line, 54 feet from the east (rear) property line adjacent to an existing residential use, 46 feet from the west (front) property line, and 5 feet from the south (side) property line. Access is from Jones Boulevard. The plans also show access to the adjacent parcels to the 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 minimum 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 and east property lines. A minimum 5 foot wide landscape area is depicted along the south property line. The applicant is requesting a wavier to allow landscaping along Jones Boulevard to consist of shrubs and groundcover with no trees because of existing easements along Jones Boulevard that prevent the planting of trees. The applicant is requesting to waive interior parking lot landscaping and is proposing to provide shade canopies at the vacuum/parking spaces instead of trees. The plan depicts an intense landscape area along the east property line to buffer this site from the existing residential development to the east. Landscape materials include trees, shrubs, and groundcover being provided along the east, north, and south property lines.

### Elevations

The plans depict a 2 story building with a varied roofline ranging in height from 15 feet to 34 feet. The façade includes a parapet roof, stucco siding, split-face block, and metal trim.

The shade canopies are a maximum of 11 feet in height. The canopy structures consist of a metal frame with a fabric cover. Each canopy covers an area of approximately 126 square feet.

### Floor Plans

The approved plans depict a 7,187 square foot vehicle (automobile) wash building. The first floor consists of a wash bay, equipment room, storage room, office areas, and restrooms. The second floor consists of office area and a restroom.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant indicates that conditions of approval for the original application and existing conditions on the site have required that the plans be modified. The applicant states they have tried to work with the property owner to the north to provide a shared access but have not been able to come to an agreement. The Board of County Commissioner required an intense

landscape buffer along the east property line to buffer this site from the residential development to the east, which has required the relocation of the building and modifications to the on-site traffic circulation. Shade canopies will be provided at the vacuum stalls which will provide more shade for these spaces than trees, which will reduce the heat island effect of the paved area. Existing easements along Jones Boulevard prevent the planting of trees along the street. The driveway throat depth is being reduced in order to comply with the required fire department turning radii. The increase in finished grade is necessary because the site slopes from northeast to southwest and the proposed location of the building is at the low end of the site. In order for the site to drain properly the finished grade must be increased.

#### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
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**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
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**

<b>Application Number</b>	<b>Request</b>
ET-21-400144 (UC-0308-16)	Third extension of time for a 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**

#### Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

#### Waiver of Development Standards #1a

Some of the main reasons why landscaping is required on properties is to improve air quality and to reduce dust, noise, glare, heat, assist in wind control, and minimize water runoff into streets. The applicant is requesting to eliminate landscaping within the parking area/vacuum spaces. However, the plans are depicting canopies over these spaces which will provide more shade than trees spaced throughout the parking area, which will help to reduce the heat island effect. Additionally, the plans depict landscaping along the north and south property lines where not required, which will help the site to comply with the reasons for providing landscaping. Since the project will be providing canopies for extra shade and additionally landscaping in other areas of the site, staff can support this waiver.

#### Waiver of Development Standards #1b

Existing easements along the street are a unique and special circumstance for this site that can prevent the planting of trees. The applicant is still proposing to provide a landscape area along the street consisting of shrubs and groundcover, which will assist with the reduction of dust, glare, heat, assist in wind control, and minimize water runoff. Due to the special circumstances of the existing easement and the fact that the applicant is still providing an alternative landscape design, staff can support his waiver.

#### Design Review #1

This is a modification of an approved project. The plans had to be amended to comply with conditions of approval on the original application by the Board of County Commissioners and due to existing site constraints. The proposed use remains consistent and compatible with existing development in the area. The design of the proposed vehicle wash building does not represent a significant change from the plans approved for the facility with the original application. The proposed changes will bring the site into compliance with the conditions of approval for the original application and allow the site to be developed within the constraints of the site; therefore, staff supports the design review. However, since this application is dependent upon the companion extension of time, staff recommends a time limit to commence that aligns with the companion extension of time.

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

#### Waiver of Development Standard #2

Staff worked with the applicant on the throat depths on the Jones Boulevard driveway. The applicant has reduced the potential conflicts by providing extra landscape planters on the drive

aisles to provide drivers more distance before they encounter any conflicting movements; therefore, staff can support the waiver.

### Design Review #2

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

### **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;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Coordinate with Clark County Public Works for the installation of a median island on Jones Boulevard.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

#### **Building Department - Fire Prevention**

- Applicant is advised that fire/emergency access must comply with the Fire Code; and that a cross access agreement maybe required.

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

- No comment.

**TAB/CAC:** Spring Valley - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** DEMETRIUS MCWHORTER

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