

10/20/21 BCC AGENDA SHEET

VEHICLE WASH
(TITLE 30)

DESERT INN RD/PECOS RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-21-0472-EASTSIDE ACQUISITION, LLC:

USE PERMIT to reduce the setback of a proposed vehicle wash.

DESIGN REVIEWS for the following: **1)** vehicle wash; and **2)** finished grade on 1.7 acres in a C-2 (General Commercial) Zone.

Generally located on the northwest corner of Desert Inn Road and Pecos Road within Winchester. TS/jor/jd (For possible action)

RELATED INFORMATION:

APN:

162-12-803-005; 162-12-803-006

USE PERMIT:

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

DESIGN REVIEWS:

1. Vehicle wash.
2. Increase finished grade to 58 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 222% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 3350 & 3388 E. Desert Inn Road
- Site Acreage: 1.7
- Project Type: Vehicle wash
- Number of Stories: 1
- Building Height (feet): 35
- Square Feet: 4,743 (vehicle wash building)
- Parking Required/Provided: 5/6

Site Plan

The site plan depicts 2 parcels APN 162-12-803-005 and APN 162-12-803-006 to be developed as a proposed vehicle wash establishment. APN 162-12-803-005 is located on the west half of the site, and APN 162-12-803-006 is located on the east half of the site. Both parcels are located on the northwest corner of Desert Inn Road and Pecos Road. Access to the site is located on the northeast corner of the project from Pecos Road. Vehicles enter the commercial driveway at the northeast corner and head west along the north property line towards the 3 pay stations, the vehicles then head south toward the vehicle wash building. Vacuum stalls are located in the center of the development. The southwest corner of the development includes an exit only drive aisle with emergency egress gates.

The proposed setbacks are as follows: the vehicle wash building is set back 144 feet from the north property line (adjacent to an existing multiple family residential development) where 200 feet is required per Code, 86 feet from the east property line (adjacent to Pecos Road), 20 feet from the south property line (adjacent to Desert Inn Road), and 145 feet from the west property line. In addition, the vehicle wash building is set back 120 feet from the nearest residential use to the south of Desert Inn Road (100 foot wide arterial street). Although the nearest residential use is adjacent to the north property line, the proposed vehicle wash building is set back closer to the residential use south of Desert Inn Road.

Therefore, the applicant is requesting to reduce the setback of the proposed vehicle wash building to 120 feet from the nearest residential use to the south where 200 feet is required per Title 30. Furthermore, since the site slopes downward from west to east, the applicant is requesting to increase the finished grade to a maximum of 58 inches (where 18 inches is the maximum) along the eastern portion of the development in order to have a proper drainage and grading.

Landscaping

The plan shows a 17 foot to 25 foot wide landscape planter along the south property line with 36 inch box trees spaced every 15 feet, with shrubs and groundcover adjacent to an attached sidewalk. The eastside of the property includes a 17 foot to 40 foot wide landscape strip which also includes 36 inch box trees, shrubs, and groundcover. Landscaping is also adjacent to the eastern and western sides of the vehicle wash building and on the north side of the vacuum stalls. Lastly, the north property line includes a 15 foot wide intense landscape buffer that is set back 10 feet away from an existing 6 foot high CMU block wall. The intense landscape buffer includes a double row of 36 inch box trees, shrubs, and groundcover. Per the landscape plan, the landscaping along the west and north property lines are set back 10 feet. The applicant submitted a soils report stating that due to drainage and moisture protection, no landscaping shall be placed within these areas. In addition, no landscaping is proposed within 10 feet south of the building, north of the proposed RTC bus stop. The applicant is proposing decorative rock in these areas to support the appropriate drainage and moisture protection requirements. Sufficient amount of landscaping is still located throughout the entire site.

Elevations

The eastern and western portions of the entire vehicle wash building have an overall height of 35 feet. The middle section has an overall height of 22 feet. The elevation plans show that the

exterior finishes include decorative metal panels of CMU block walls, split-face masonry walls, and paint colors such as white, brown, and other tones of neutral like colors. The vacuum stalls include the vacuum equipment with canopies over each stall that has an overall height of 11 feet. The pay stations along the north property line have an overall height of 13 feet, 6 inches to the top of the canopy, but the clearance height for vehicles to pass through is 10 feet, 6 inches. The pay station's exterior materials match the vehicle wash building and also include painted steel columns.

Floor Plan

The submitted floor plan includes the following areas: an office, restroom, breakroom, equipment room, electrical room, customer service area, and the vehicle wash tunnel.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the applicant, reducing the setback of the proposed vehicle wash establishment is warranted since the actual vehicle building is buffered along the south property line by a 25 foot wide landscape planter, a Regional Transportation Commission (RTC) bus stop, and a 100 foot wide arterial street (Desert Inn Road). Furthermore, the building is also set back as far away as possible from the nearest residential development to the north. The overall design of the site is aesthetically pleasing and will enhance the streetscape of the northwest corner of Desert Inn Road and Pecos Road. The increase in finished grade to 58 inches is necessary in order for the entire site to be property developed. The increase in finished grade is only along the eastern portion of the development.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-19-0747	Reclassified the site from C-1 and M-D zoning to C-2 zoning for a commercial center with a restaurant and drive-thru and a convenience store with a gasoline station, use permits to reduce separation of a convenience store with a gasoline station from a residential use, and waivers for a trash enclosure and driveway geometrics	Approved by BCC	February 2020

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Urban Center (from 18 to 23 du/ac)	R-4	Multiple family residential
South	Residential Suburban (up to 8 du/ac)	R-2	Townhome development
East	Commercial General & Public Facility	C-2 & P-F	Commercial building & elementary school
West	Commercial General	C-2	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.

Staff does not object to reducing the setback of a proposed vehicle wash establishment to 120 feet where 200 feet is required per Title 30. The vehicle wash building is set back 120 feet from the nearest residential use, south of Desert Inn Road. Desert Inn Road is a 100 foot wide arterial right-of-way with a generous amount of daily vehicular traffic. Furthermore, south of the vehicle wash building there is a proposed RTC bus stop, and a 17 foot to 25 foot wide landscape strip along the south property line. The north property line of the residences south of Desert Inn Road include the rear yards with block walls over 6 feet in height, and there is a 15 foot wide landscape planter north of the block walls. Staff finds that the vehicle wash building was not proposed farther north on the site, due to existing multiple family residences to the north (144 feet away). To remedy this, the applicant included an intense landscape buffer with a double row of trees in conjunction with setting the intense landscape buffer an additional 10 feet away due to a submitted soils report which restricts landscaping 10 feet from the north property line. Due to the proposed design and aforementioned design factors, staff can support this request.

Design Review #1

The proposed design is architecturally compatible to the surrounding commercial businesses to the east and west. The proposed color scheme and exterior finishes enhance the site and the streetscape along Desert Inn Road and Pecos Road. Furthermore, the overall design of the site supports #21 of the Clark County Land Use Plan Goals which states that development should encourage drive-thru facilities and stacking lanes, when contiguous to any public right-of-way, residential use, to be obscured from view by an intense landscape buffer. Staff supports this request.

Public Works - Development Review

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**

- 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; 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;
- 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;
- Reconstruct any unused driveways with full off-site improvements;
- Desert Inn Road commercial driveway shall be "Fire Access Only" and may be constructed as a commercial pan driveway per Uniform Standard Drawing 224.
- 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; and that off-site improvement permits may be required.

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 #0346-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Winchester - approval.

APPROVALS:

PROTESTS:

APPLICANT: S.T. ENTERPRISES, LLC

CONTACT: LINDSAY KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA
DRIVE, SUITE 650, LAS VEGAS, NV 89135