

September 21, 2020

City of Las Vegas
Planning & Zoning Department
333 N. Rancho Drive
Las Vegas, NV 89106

RE: Justification Letter for Pre-Application Submittal
Major Modification, Zone Change, and Site Development Plan Review
S.T. Enterprises - Wow Car Wash
APN: 125-20-301-019

To Whom It May Concern:

On behalf of the Applicant, S.T. Enterprises (Wow Car Wash), we respectfully submit this application for a Zone Change, Major Modification to the Town Center Master Plan, and Site Development Review to allow for an attended car wash located at 6755 North Durango (the "Property"). This 1.08 acre parcel is currently zoned Undeveloped-Town Center. We are requesting a zone change to Town Center District and a major modification to the Town Center Master Plan to amend the Property from Urban Center Mixed-Use (UC-TC) to General Commercial (GC-TC).

The Property fronts onto Durango Drive, a heavily travelled 100-foot right-of-way. The Property also backs up to the 215 Beltway off-ramp to the south and is across the street from the large Kohl's commercial shopping center to the east. To the north is an existing commercial strip mall designated GC-TC and to the west is vacant Urban Center-Mixed Use planned property previously approved for a 334 unit multi-family development. Farther to the west is an existing single family residential development which sits 330+ feet away. Once the vacant parcel to the west of the Property is developed with multi-family, it will act as a buffer between the proposed car wash and the existing single family residential development.

Car wash facilities are conditional within General Commercial zoned districts under the Town Center Master Plan. The proposed car wash meets all required conditions for GC-TC. Due to the location of the Property right off the 215 Beltway, and located along a busy roadway, the proposed car wash use is appropriate and compatible. Because of the large commercial centers currently in the area, the car wash will not bring any additional traffic that is not already coming through the area or contemplated for the roadways. Instead, a car wash facility will provide an added service within the same area to allow customers to travel shorter distances for their needs. The new car wash facility will be water efficient and environmentally friendly, with the latest in car wash technology. The facility will also encourage drivers away from washing their cars in their own driveways, saving thousands of gallons of water a year.

The Applicant is proposing to construct a car wash tunnel with canopy covered vacuum stalls. The overall height of the structure is planned to be 1 story with a maximum height of 35-feet, 0-inches. There are 20 canopy covered vacuum stalls and 7 parking stalls including 2 handicap stalls. All of the parking for the project will be on site. A trash enclosure will be provided at the north side of the Property. The Applicant is exceeding the required open space requirements as noted on the site plan and meeting the Town Center landscape material standards.

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The total number of employees on the Property at one time is between 2 to 3. One employee guides cars into the tunnel at the tunnel entrance and the other employee assists with payment at the pay stations, as well as picking up trash and debris around the Property as needed. The hours of operation will be 7am to 8pm. The Applicant has purposefully located the dryers of the tunnel to the south as to not point toward the direction of the residential development to the west. This will mitigate virtually all sound from reaching the homes. Wow Car Wash has several other locations throughout the Las Vegas, Clark County and Henderson valley, and has a standard design which allows for efficient traffic circulation. The requested queuing lanes as shown on the plans will allow for the project to effectively operate.

The Applicant is also requesting the following waivers:

- 1) Allow for 5'-4" side setback where 10'-0" is required at the west side.
- 2) Allow landscape side street buffer of 5'-4" where 8' is required.

The Property sits adjacent to a previously approved and future multi-family development to the west. The multi-family project shows a landscape buffer, two rows of parking and a drive aisle between its eastern property line and the closest residential building. Because of this large buffer of approximately 73-feet, the requested setback along the Applicant's western property line is appropriate and will not negatively impact the multi-family development.

We have made every attempt to follow City of Las Vegas Title 19 and The Town Center Development Standards as closely as possible in the design and layout of the site. We hope that you will join us in our attempt to bring much-needed high quality product to Town Center and to Las Vegas residents.

Respectfully Submitted,

Frances M. Grob
Aptus

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