

03/17/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0065-MAVERIK, INC.:

USE PERMIT for a vehicle wash facility.

WAIVER OF DEVELOPMENT STANDARDS for modified residential adjacency standards.

DESIGN REVIEW for a vehicle wash facility on 2.03 acres in a CG (Commercial General) Zone.

Generally located south of Blue Diamond Road and west of Durango Drive within Enterprise. JJ/sd/cv (For possible action)

RELATED INFORMATION:

APN:

176-20-601-010

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the separation for a proposed vehicle wash drive-thru to 54 feet where a minimum of 200 feet is required per Section 30.04.06E (a 73% reduction).

LAND USE PLAN:

ENTERPRISE -CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 9293 S. Durango Drive
- Site Acreage: 2.03
- Project Type: Vehicle wash facility
- Building Height (feet): 11(pay station canopy)/11 (vacuum canopy)/29 (vehicle wash tunnel)
- Square Feet: 3,366 (vehicle wash tunnel)
- Parking Required/Provided: 5/5
- Sustainability Required/Provided: 7/4

Site Plans

The plans depict a new vehicle wash facility at the southwest corner of Durango Drive and Blue Diamond Road. The plans depict the internal circulation pattern with ingress/egress from Blue Diamond Road and Durango Dive. These proposed driveways will connect to create an access drive aisle along the site's west and south property lines. The vehicle wash tunnel faces in an east-west direction and is located in the northern portion of the parcel. The entrance to the vehicle wash facility starts in the southern portion of the project site with 3 queuing lanes that

run parallel to the southern property line. The queuing lanes are 170 feet from the south property line, adjacent to the existing multi-family development and 54 feet to the west property line, which is planned for multi-family dwellings. Customers will then travel north to the ingress of the wash tunnel and egress from the tunnel at the northwest corner of the site. 18 vacuum stations are located to the south of the tunnel. Additionally, 5 parking spaces are provided to the south of the tunnel and at the southwest corner of the site. Lastly, a trash enclosure is located 50 feet from the west property line. A special use permit is required because the vehicle wash (vacuum station) is 47 feet from the residential development to the west, and 170 feet from the residential development to the south.

Landscaping

The plans depict buffering and screening consisting of an 8 foot high decorative wall and 15 foot wide landscape buffers consisting of double rows of evergreen trees, with each row planted offset from one another. Along the west and south property lines in each row, trees will be planted 20 feet on center. Medium trees are proposed along Blue Diamond Road within a 25 foot wide landscape strip with trees spaced 20 foot on center. Along Durango Drive, two, 5 foot wide landscape strips are provided on both sides of a detached sidewalk, with medium trees spaced 20 feet on center.

Elevations

The plans depict a new tunnel with green metal roofing and yellow and neutral toned finishes for exterior walls with a maximum height of 29 feet. The vehicle wash tunnel incorporates horizontal articulation features with parapet walls and pop-out columns to break up the vertical mass. Decorative features include a yellow arched entrance and exit and yellow pilasters. The exterior materials of the building will include split face CMU panels, steel columns and beam, metal roof, parapet cap, and includes subdued colors. The pay station canopy is 11 feet high and has a green metal roof with columns and gates. The vacuum station canopies are 11 feet high with a green metal roof and steel columns.

Floor Plans

The plans depict a vehicle wash tunnel with electric room, equipment room, employee lounge, and restroom. The overall size of the vehicle wash building is 3,366 square feet.

Applicant’s Justification

The applicant states the requested use permit and waiver of development standards are due to reduced separation from adjacent residential uses which will be mitigated by 8 foot high CMU screen walls that are proposed along the subject property’s western and southern property lines. The vehicle wash tunnel has been oriented parallel to Blue Diamond Road so that the carwash entrance and exit are not directed toward the existing residential homes located south of the subject property.

Prior Land Use Requests

Application Number	Request	Action	Date
WC-400115-11 (ZC-0552-10)	Waiver of conditions of zone change (ZC-0552-10) requiring no access to Blue Diamond Road in conjunction with an approved convenience store	Approved by BCC	March 2012

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0552-10	Zone change from H-2 zone to C-2 zone; use permit, waiver of development standards, and design review for a convenience store and service station	Approved by BCC	January 2011

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands & Corridor Mixed-Use	H-2	Undeveloped
South	Compact Neighborhood (up to 18 du/ac)	RM18	Multi-family residential
East	Corridor Mixed-Use	CG	Undeveloped (approved vehicle wash)
West	Compact Neighborhood (up to 18 du/ac)	RM32	Undeveloped

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
VS-26-0066	Vacation and abandonment of right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the

immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Use Permit & Waiver of Development Standards

The vehicle wash is allowed in the Commercial General (CG) zone without a special use permit if the 200 foot separation is provided from any residential development. The 200-foot separation for a vehicle wash is to mitigate potential impacts, such as noise and pollution. Residential adjacency standards apply to the vacant lot to the west of the subject site which is zoned RM32 and planned Compact Neighborhood, as well as to the existing residential development to the south. The distance from the proposed facility to the undeveloped residential property to the west is 54 feet and to the existing residential development to the south is approximately 170 feet. The visual and audible impacts of the vehicle wash may have significant impacts on the adjacent residential properties. Given that the site is adjacent to residential properties, staff finds that the use is not compatible with the surrounding uses and may result in a substantial or undue adverse effect on adjacent properties. Based on the above findings, staff cannot support this request.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The proposed vehicle wash facility and related structures meet most non-residential design standards of Title 30. A trash enclosure is provided and will meet the residential separation of 50 feet. The parking area and pedestrian walkways have been provided and will facilitate safe vehicular and pedestrian navigation. However, staff is not supporting the requested use permit and waiver of development standards. Additionally, the applicant has not provided all of the required sustainability measures as outlined in Title 30. Therefore, staff cannot support the proposed design review.

Staff Recommendation

Denial.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance;

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Applicant is to coordinate with NDOT and Clark County Public Works for off-site improvements along Blue Diamond Road.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; email sewerlocation@cleanwaterteam.com and reference POC Tracking #0391-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS:

APPLICANT: QUICK QUACK CAR WASH

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