

08/18/21 BCC AGENDA SHEET

VEHICLE WASH
(TITLE 30)

VEGAS VALLEY DR/NELLIS BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-21-0349-KATSAM, LLC:

DESIGN REVIEWS for the following: **1)** vehicle wash; and **2)** finished grade on 1.0 acre in a C-2 (General Commercial) Zone.

Generally located on the east side of Nellis Boulevard, 275 feet north of Vegas Valley Drive within Sunrise Manor. TS/sd/jo (For possible action)

RELATED INFORMATION:

APN:

161-09-217-007

DESIGN REVIEWS:

1. Vehicle wash.
2. Increase finished grade up to 44 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 144% increase).

LAND USE PLAN:

SUNRISE MANOR - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1
- Project Type: Vehicle wash
- Building Height (feet): 28
- Square Feet: 5,205
- Parking Required/Provided: 3/6

Site Plans

The plans depict a proposed vehicle wash facility on an existing vacant parcel. The site is accessed via an existing drive aisle from both Nellis Boulevard and Vegas Valley Drive and has cross access with the remaining portion of the parcel to the north which has been approved for a restaurant with drive-thru, and the commercial parcel to the south. Vehicles will enter the wash from the western tunnel, which is shielded from Nellis Boulevard by a berm and landscaping

material and exit to the east. A total of 11 vacuum stations are shown on the south exterior portion of the building.

Landscaping

The plans depict a 20 foot wide landscape strip along Nellis Boulevard for screening of the vehicle wash service bay entrance from the right-of-way as it faces the street. Landscaping includes 15 gallon trees with shrubs. Internal landscaping exists within the parking areas and along other portions throughout the site.

Elevations

The plans show an in-line building that will function as a vehicle wash. The overall height is 28 feet to the top of parapet walls, with glazed windows, detached canopies, architectural enhancements, finished metal panels, profile metal and split concrete masonry finish.

Floor Plans

The plans submitted show a floor plan with an observation mezzanine, an office, equipment room, and restroom.

Signage

Signage is not a part of this request.

Applicant's Justification

Tommy's Express is a leading national car wash franchise with over 70 locations that uses state-of-the-art technology to provide the best, most efficient wash on the market. The wash takes about 3 minutes to complete and the conveyor belt technology allows multiple cars to be in the wash at the same time. Tommy's washes are environmentally friendly, utilizing a reclamation system that allows about 33% of water used in the wash to be reused.

The site currently slopes from west to east, away from Nellis Boulevard and from north to south towards Vegas Valley Drive. The historical flows drain southerly in the existing eastern drive aisle to Vegas Valley Drive. In addition, the site currently has a hole where the proposed building is to be constructed. To maintain the historical flow pattern and raise the elevation of the site where the proposed building will be constructed, it is necessary to raise the grade of the site up to 3.5 feet.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-21-900226	Restaurant with drive-thru	Approved by ZA	April 2021
UC-0032-08 (ET-0015-12)	Second extension of time for check cashing	Approved by BCC	March 2012
UC-0032-08 (ET-0027-10)	First extension of time for check cashing	Approved by PC	March 2010
UC-0660-08	Check cashing	Approved by BCC	October 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Commercial General	C-2	Undeveloped & commercial retail

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Design Review #1

The site plan and landscape plan depict design elements that help provide a visual and auditory buffer from the vehicle wash to the existing multiple family residential complex to the north. The applicant's overall design is aesthetically pleasing, and visually upgrades the overall site. Staff finds that the proposed vehicle wash complies with Commercial Policy 66 of the Comprehensive Master Plan which states that site planning and building design of commercial developments should be compatible with abutting uses through the use of appropriate buffers, setbacks, landscaping, building height, and materials. Therefore, staff can support the design review 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

- 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.
- Applicant is advised that off-site improvement permits may be required; and 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

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TANNER BRANDT

CONTACT: TANNER BRANDT, FARGO, 4609 33RD AVENUE S., SUITE 400, FARGO, ND 58104