

04/18/23 PC AGENDA SHEET

VEHICLE WASH
(TITLE 30)

SUNSET RD/SPENCER ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-23-0071-HFC ACCEPTANCE, LLC:

DESIGN REVIEW for a vehicle wash on 1.0 acre in an M-D (Design Manufacturing) (AE-70) Zone.

Generally located on the south side of Sunset Road, 360 feet east of Spencer Street within Paradise. JG/sd/syp (For possible action)

RELATED INFORMATION:

APN:

177-02-510-007

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 1925 E. Sunset Road
- Site Acreage: 1
- Project Type: Vehicle wash
- Building Height (feet): 30
- Square Feet: 4,638
- Parking Required/Provided: 5/6

Site Plans

The plans depict a proposed vehicle wash on a vacant property at Sunset Road, east of Spencer Street. The adjacent property to the east is a retail building and to the west is a commercial parcel currently undeveloped. Access is from Sunset Road with drive aisles along the western property line to the southern property line, which turns east towards the entrance to the vehicle wash and pay stations. The vehicle wash building faces north and south with the service bay doors facing towards Sunset Road and screened by way of landscaping. Once patrons exit the vehicle wash, they turn to the west to either egress back onto Sunset Road or enter to the area dedicated to vacuum mounted stations. The plans depict a total of 25 vacuum mounted stations for patrons along a drive aisle 26 feet in width and allows for 2 ingress/egress points on both the southern and northern ends. A trash enclosure is located near the entrance of the vacuum mounted station area. Parking is shown along Sunset Road property line for 6 parking spaces.

Landscaping

The plans depict landscaping throughout the property and along the perimeters. Landscaping is shown at over 15 feet in width located behind an existing attached sidewalk along Sunset Road, 6 feet along the western parcel line, 10 feet and 3 inches along the southern parcel lines and approximately 12 feet along portions of the eastern parcel line. Landscaping is shown on plans along the rear of the proposed vehicle wash building of the eastern parcel lines of approximately 7 feet in width. Landscaping is shown through the interior of the property, including along the vacuum station area along the western portion that extends south, at the entrance to the property of Sunset Road and are outside of the sight visibility zone. Landscaping is also shown on landscape islands adjacent to the trash enclosure, vacuum station drive aisles, and the ingress/egress portions and in front of the vehicle wash service doors facing Sunset Road. Landscaping consists of 24 inch box trees, 5 gallon shrubs, and groundcover.

Elevations

The plans depict a vehicle wash building 30 feet in height when measured to the top of the parapet wall, with cinder block exterior, metal fascia, and sand stucco finish.

Floor Plans

The plans depict a vehicle wash facility with 2 floors. The bottom floor is the main vehicle wash with offices, utility room, and lobby area. The second floor is dedicated per plans for additional offices.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the proposed building, as depicted on the site plan, will be easily accessed from Sunset Road through a new proposed driveway, and an ADA compliant pedestrian walkway. Where a total of 5 standard parking spaces are required, 6 standard spaces are being provided including 1 accessible space and 27 vacuum spaces. All parking can be easily accessed by customers and employees via walkways located at building entrances. Adequate landscape would be provided in the form of terminal islands and fingers where parking occurs as well as landscape buffers. All proposed plants are to be low maintenance, low water, and native to Southern Nevada in compliance with the Southern Nevada Regional Planning Coalition Plant List. There is 1 proposed trash enclosure with 6 foot high CMU walls to match the building and will be uncovered.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-1036-05	Rental car agency	Approved by BCC	August 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South, West, & East	Business Employment	M-D & C-2	Warehouse/office & undeveloped
North	Public Use	P-F	Clark County Aviation/airport

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

The proposed design is architecturally compatible to the surrounding commercial and manufacturing businesses to the east and west. The proposed color scheme and exterior finishes enhance the site and the streetscape along Sunset Road. The adjacent uses are either zoned for manufacturing or commercial so the proposed use design will have minimal impacts to the surrounding neighborhood with respects to noise, pollution, and vehicular traffic impacts that are often considered when residential uses are adjacent to such uses. The design incorporates the use of appropriate buffers, setbacks, landscaping, building height, and materials. Therefore, staff can support this request.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.48.120 of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

The property lies within the AE-70 (70-75 DNL) noise contour for Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade Harry Reid International Airport facilities to meet future air traffic demand.

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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

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

- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; 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;
- Traffic study and compliance.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.48 Part B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a "Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation;
- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates; that separate airspace determinations will be needed for construction cranes or other temporary equipment; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

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; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0084-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: NATHALIA DEVERA

CONTACT: SHELDON COLEN, SCA DESIGN, 2525 W. HORIZON RIDGE PKWY #230,
HENDERSON, NV 89052