

01/21/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-25-0823-BDA NORTH, LLC:

DESIGN REVIEW for a proposed vehicle wash in conjunction with an existing commercial center on 1.08 acres in a CG (Commercial General) Zone within the Airport Environs (AE-60) Overlay.

Generally located north of Wigwam Avenue and east of Arville Street within Enterprise. JJ/dd/cv (For possible action)

RELATED INFORMATION:

APN:

177-18-612-002; 177-18-612-003

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.08
- Project Type: Vehicle wash
- Number of Stories: 1
- Building Height (feet): 30 (proposed vehicle wash)/12 (proposed vacuum canopies)
- Square Feet: 4,976 (proposed vehicle wash)
- Parking Required/Provided: 9/9 (proposed vehicle wash)/21/54 (entire site)
- Sustainability Required/Provided: 7/7.5

History & Site Plan

In September of 2018, APN 177-18-612-002 (the northern parcel) was approved for a gasoline station and convenience store via ZC-18-0513, with a proposed future commercial building on APN 177-18-612-003 (the southern parcel). A condition of approval for ZC-18-0513 required a design review as a public hearing for substantial changes to the approved project. Additionally, a separate condition required a design review as a public hearing for the future commercial building. These 2 conditions dictate that a design review for the proposed vehicle wash on APN 177-18-612-003 is required.

The site plan depicts a proposed vehicle wash on the northeast corner of Wigwam Avenue and Arville Road that will be in conjunction with an existing gasoline station and convenience store on the APN 177-18-612-002 to the north of the site. The proposed facility will be located on

APN 177-18-612-003 and will replace existing parking spaces and undeveloped land. Access to the site will be provided via 2 existing commercial driveways; 1 driveway is located in the southeast corner of the site on Wigwam Avenue, while the other is a shared driveway located in the northwest corner of the site on Arville Street. The vehicle wash will also be accessible from existing drive aisles for the gasoline station and convenience store to the north. The vehicle wash building will be located 15 feet from the southern property line (Wigwam Avenue), 57 feet from the west property line (Arville Street), 113 feet from the east property line, and 111 feet from the north property line. Customers will enter the vehicle wash via 2 stacking lanes near the northeast corner of the site, traveling counterclockwise in an internal drive aisle until they reach the entrance of the building; vehicles exit from the east side of the building. With this development, there will be 21 spaces required on site; there are 103 spaces currently spread throughout the site, however that number will be reduced to 54 parking spaces once the vehicle wash is built. There are also proposed vacuum areas between the stacking lanes and the vehicle wash building, and along the eastern property line as well.

Landscaping

The landscape plans depict an existing detached sidewalk along Arville Street and Wigwam Avenue, with some existing landscaping along Wigwam Avenue to the south. The plans depict the addition of street landscaping along Arville street, comprised of large trees, shrubs, and groundcover. Additional street landscaping is to be planted along Wigwam Avenue, with large trees, shrubs, and groundcover being added to the existing street landscaping in order to meet Title 30 standards. Landscaping consisting of large trees, shrubs, and groundcover is also provided throughout the site.

Elevations

The proposed vehicle wash is depicted as being a maximum of 30 feet high with a variable roofline. Each of the four building faces will feature decorative architectural construction materials, such as faux stone veneer, painted stucco panels, glazed storefront windows, and painted aluminum canopies.

The vacuums provided alongside the vehicle wash will be a maximum of 9 feet high, and are constructed of metal. There are also 12 foot high material canopies over all of the vacuum areas.

Floor Plans

The plan depicts a 4,976 square foot vehicle wash tunnel building that runs west to east containing standard vehicle washing machinery. The building also contains office space, an employee break room, a storage area, and a restroom.

Applicant's Justification

The applicant states that the proposed vehicle wash will service personal vehicles and excludes commercial vehicles and watercraft. The applicant also states that no waivers are required for this application, and that the project meets or exceeds the requirements of Title 30. Finally, the applicant adds that their project will exceed the requirements for sustainability, noting that the building will be oriented to the north to minimize sunlight exposure and will be equipped with a cool roof.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-21-0241	Design review for signage and lighting related to a previously approved gas station and convenience store	Approved by BCC	July 2021
ZC-18-0513	Zone change, waiver, and design review for a gas station and convenience store	Approved by BCC	September 2018
TM-18-500123	Tentative map for a 1 lot commercial subdivision	Approved by BCC	September 2018
UC-0660-04	Use permit and design review for a gas station, convenience store, and vehicle wash - expired	Approved by PC	June 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Shopping center
South	Neighborhood Commercial	CG & H-2 (AE-60)	Undeveloped
East	Entertainment Mixed-Use	H-2 (AE-60)	Undeveloped
West	Corridor Mixed-Use	CG	Gasoline station & convenience store

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

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

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 pad site was originally approved for a commercial building, and staff finds that the proposed vehicle wash is a similar use that will bring a comparable amount of customers to the area. Furthermore, staff notes that there are no waivers associated with this request; the proposed development complies with all standards set forth in Title 30, which lends itself to the notion that this project should not have a significant impact on the surrounding area. For these reasons, 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 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

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

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

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 30.02.26B 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. The Determination of No Hazard must not be expired.
- 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; and that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.

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 #0310-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: WESTWOOD PROFESSIONAL SERVICES

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVENUE, SUITE 100, LAS VEGAS, NV 89118