

11/21/23 PC AGENDA SHEET

DAY SPA
(TITLE 30)

WARM SPRINGS RD/GILESPIE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0669-JER 2911 PARTNERS, LLC:

USE PERMIT for a day spa establishment in conjunction with an existing office complex on a 0.3 acre portion of 9.2 acres in a C-P (Office & Professional) Zone.

Generally located on the west side of Gillespie Street, approximately 385 feet south of Warm Springs Road within Enterprise. MN/tpd/syp (For possible action)

RELATED INFORMATION:

APN:

177-09-113-003 through 177-09-113-008; 177-09-113-010; 177-09-113-012; 177-09-113-013; 177-09-113-015 through 177-09-113-017; 177-09-113-020 through 177-09-113-023 ptn

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 163 E. Warm Springs Road
- Site Acreage: 0.3 (Suite 2)/9.2 (complex)
- Project Type: Day Spa
- Square Feet: 4,800 (Suite 2)
- Parking Required/Provided: 425/445 (complex)

Site Plan & Request

The site plan provided shows an existing office complex consisting of 16 buildings. Access to the site is via 2 driveways on Warm Springs Road and 2 driveways on Gillespie Street. Existing parking areas surround each building.

This application is for a day spa that will be offering multiple services such as micro-needling, laser resurfacing treatments, chemical peels, facials, and body contouring. The day spa will be in Suite 2, located in building 6 which is on the southeast portion of the site APN: 177-09-113-013, approximately 120 feet west of Gillespie Street. The business will operate Tuesday through Saturday with hours of operation between 10:00 a.m. and 6:00 p.m.

Landscaping

Landscaping exists around all office buildings, along the streets, and within the parking lot. No changes are proposed or required with this request.

Elevations

No changes to the exterior of the building are proposed. The provided photos depict a stucco finish building with a flat rooftop. There is a metal awning over the entrance of the building on the southern elevation.

Floor Plans

The floor plans show a 4,800 square foot office building with rooms dedicated for various services including office, day spa, bathroom, and break-room.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant would like to operate a Day Spa that offers micro-needling, laser resurfacing treatments, chemical peels, facials, and body contouring. The business would operate Tuesday through Saturday, from 10:00 a.m. to 6:00 p.m. The applicant is interested in using this location because of its proximity to the Las Vegas Strip and its potential for attracting new clients.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0409-04	Waived the number of signs and separations along one street frontage in conjunction with an office complex	Approved by PC	April 2004
TM-500036-03	Commercial lot on 8.7 acres in a C-P (Office & Professional) Zone	Approved by PC	March 2003
ZC-1835-02	Reclassified 9.2 acres from R-E to C-P, C-1, and C-2 zoning for a retail/office center	Approved by BCC	February 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	P-F	Vehicle rentals
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP I)	Single family residential
East	Neighborhood Commercial & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	C-P & R-E	Commercial complex & single family residential
West	Neighborhood Commercial & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	C-1 & R-2	Vacant & single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

The existing C-P zoned office complex provides professional services to the area while at the same time buffering the adjacent single family subdivision to the south from more intense uses along Warm Springs Road. The day spa will be in an existing office building that is set back approximately 155 feet from a developed single family residential area to the south, and is separated by another existing office building. Also, there are existing office buildings within this complex that buffer the subject building on all 4 sides. Adequate parking is provided for this use as well as other uses within the building and the entire complex. Staff finds that this proposed use is harmonious with the existing complex and can support this request.

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

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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

- No comment.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: SAMANTHA GUERRERO

CONTACT: SAMANTHA GUERRERO, 7053 RANGE VALLEY ST, LAS VEGAS, NV
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