

06/07/23 BCC AGENDA SHEET

HEALTH CLUB  
(TITLE 30)

RAINBOW BLVD/MESA VERDE LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-23-0181-SOUTHWEST MARKETPLACE STA, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** to reduce throat depth.

**DESIGN REVIEWS** for the following: **1)** health club; and **2)** finished grade within an existing shopping center on a portion of 16.2 acres in a C-2 (General Commercial) Zone.

Generally located on the east side of Rainbow Boulevard and the south side of Mesa Verde Lane within Enterprise. MN/rr/syp (For possible action)

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RELATED INFORMATION:

**APN:**

176-11-416-003 ptn

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce throat depths for 2 driveways along Mesa Verde Lane to 65 feet (a 56.7% reduction) and 19.7 feet (an 86.9% reduction) where 150 feet is required per Uniform Standard Drawing 222.1.

**DESIGN REVIEWS:**

1. Health club.
2. Increase finished grade to 48 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 33.3% increase).

**LAND USE PLAN:**

ENTERPRISE - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 8050 S. Rainbow Boulevard
- Site Acreage: 16.2 (portion)
- Project Type: Health club
- Number of Stories: 1
- Building Height (feet): 37
- Square Feet: 40,000
- Parking Required/Provided: 661/866

### Site Plan

The plan depicts a new health club of 40,000 square feet on the northeast portion of an existing shopping center property. In addition, there will be a 2,466 square foot covered outdoor exercise area located at the south side of the building with access only from the main building. There are existing driveways with parking lot surrounding the future building site for the health club. The plan indicates that the parking area on the north side of the building will be modified from the existing layout to increase the throat depth of 1 of the existing connecting driveways to Mesa Verde Lane. However, the throat depths will be less than 150 feet which is required for parking lots with over 201 parking spaces. These parking modifications will result in a net loss of 3 parking spaces; however, the number of parking spaces for the entire shopping center will still be more than the minimum requirements by over 200 parking spaces. A loading space is provided along the south side of the building and appears to be set back sufficiently from the residential areas to the east. A trash enclosure is also provided near the southeast corner of the building and is set back approximately 62 feet from the residential area to the east. There is an existing attached sidewalk on Mesa Verde Lane. Pedestrian access from the public right-of-way is provided to the building entrance.

### Landscaping

The plan depicts additional landscaping between the revised parking lot and the existing attached sidewalk along Mesa Verde Lane with a minimum width of approximately 15 feet. Landscaping is also shown along the front, rear, and sides of the building. Landscaping is proposed to consist of 24 inch box Shoestring Acacia and Desert Willow trees, 5 gallon shrubs, and groundcover. Since this is an existing site, parking lot landscaping is not required.

### Elevations

The plan depicts a single story building with a maximum height of 37 feet to the top of the parapet. The building will be constructed with tilt-up concrete panels which will be painted along with finishes which will be a mix of painted stucco, cultured stone, composite wood siding, and steel accents. Storefront windows will feature standard bronze anodized aluminum with 1 foot insulated clear glazing. Exterior lighting is directed down and toward the building with no visible luminaries and will be located away from the residential development to the east.

### Floor Plan

The plan indicates an open gym concept with accessory offices, childcare area, locker rooms, and several group fitness areas and class areas. There will also be a covered outdoor exercise area on the south side of the building, as previously mentioned. The justification letter states that the exercise area will be operated on a 24 hour basis and will have light music.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The request is for a 40,000 square foot single tenant health club located on an undeveloped portion of the Southwest Marketplace shopping center. The applicant states that throat depths for the parking lot are required to be 150 feet, and the existing parking areas have less than that depth. However, they have developed a site plan that adds additional throat depths under the

existing conditions of the 2 driveways. Additionally, they are requesting to allow approximately 4 feet of on-site fill. Based on the grades approved in the master drainage study for Southwest Marketplace, the building finished floor elevation is approximately 4 feet above the existing on-site drive aisle on the east side of the property.

#### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-22-0357	Increased cellular tower height to 80 feet	Approved by PC	August 2022
UC-20-0596	Supper club	Approved by PC	February 2021
UC-0862-17	65 foot high monopine cellular tower	Approved by PC	December 2017
DR-0042-17	Restaurant with drive-thru within an existing shopping center (now separate parcel)	Approved by BCC	March 2017
DR-0818-16	Building addition to an existing shopping center	Approved by BCC	January 2017
TM-0197-08	Commercial subdivision for a shopping center	Approved by PC	January 2009
ZC-1271-05	Reclassified a previously approved commercial center to C-2 zoning	Approved by BCC	October 2005
DR-0142-03	Commercial center	Approved by PC	March 2003
VS-1697-02	Vacated and abandoned patent easements and rights-of-way	Approved by BCC	February 2003
ZC-0252-02	Reclassified the subject property to C-2 zoning - expired	Approved by BCC	May 2002
ZC-1006-01	Reclassified the subject parcel to C-2 zoning - expired	Approved by BCC	October 2001
ZC-0122-98	Original reclassification of the subject property to C-2 zoning - expired	Approved by BCC	May 1998

#### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Compact Neighborhood (up to 18 du/ac)	R-3	Multiple family complex
South	Corridor Mixed-Use & Compact Neighborhood (up to 18 du/ac)	C-1 & R-4	Commercial uses & multiple family apartment complex
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
West	Neighborhood Commercial	C-1	Commercial uses

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

## **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Comprehensive Planning**

##### Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

##### Design Review #1

The health club use is compatible with the underlying designation of Corridor Mixed-Use as shown on the Master Plan. The building design, exterior building materials, façade treatments, and mechanical screening meet County standards. In addition, while parking lot landscaping is not required for the existing site, a total of 14 large trees and 12 medium trees are shown as being distributed elsewhere near the parking areas of the proposed building, as well as adjacent to the south and east sides of the building. The proposed landscaping will reduce the heat island effect and improve the aesthetics of the project site and the surrounding area. Therefore, staff can recommend approval of this request.

#### **Public Works - Development Review**

##### Waiver of Development Standards

Staff has no objection to the reduction of throat depth for the existing driveways on Mesa Verde Lane as the applicant worked with staff to reduce the potential conflicts by providing extra landscape planters on the drive aisles to provide drivers more distance before they encounter any conflicting parking spaces.

##### 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 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 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**

- Traffic study and compliance.

### **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 #0299-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Enterprise - approval (design review as a public hearing for lighting and signage).

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** JAS LE

**CONTACT:** JAS LE, NADEL ARCHITECTS, 175 E. WARM SPRINGS ROAD, SUITE 100,  
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