

MASSAGE
(TITLE 30)

ARBY AVE/DURANGO DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-22-400090 (UC-0014-16)-KLOSSCO DURANGO, LLC:

USE PERMIT THIRD APPLICATION FOR REVIEW of a massage establishment in conjunction with an existing shopping center on 4.6 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District.

Generally located on the north side of Arby Avenue, 290 feet east of Durango Drive within Spring Valley. MN/sr/syp (For possible action)

RELATED INFORMATION:

APN:

176-04-301-010

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 7060 S. Durango Drive
- Site Acreage: 4.6
- Project Type: Massage
- Number of Stories: 1
- Square Feet: 2,460 (tenant space)
- Parking Required/Provided: 298/423 (entire shopping center)

Site Plan

The original plan depicted a proposed massage establishment located in a tenant space within an existing shopping center. An in-line retail building is located along the east property line, and the massage establishment occupies a space near the center of the building. Parking spaces are located in front of the in-line retail building, and 3 pad sites are located on adjacent parcels along the west side of the shopping center along Durango Drive. Access to the shopping center is provided by driveways from Badura Avenue, Durango Drive, and Arby Avenue.

Landscaping

No changes to the existing landscaping were required or proposed with the original application.

Elevations

The existing buildings include varied rooflines up to a maximum height of 45 feet. All of the buildings have similar architectural features that include flat roofs with parapets, painted stucco, stone veneer, aluminum storefront glazing systems, and awnings.

Floor Plan

The original floor plan of the approved 2,460 square foot massage establishment included a reception/lobby area, office, and a hallway connecting 7 massage rooms. One of the rooms includes 2 massage tables for a couple's massage experience; however, this room can be separated into 2 rooms with a panel folding wall. Restrooms, storage areas, and a breakroom with lockers are also depicted on the plans.

Signage

Signage was not a part of the original application.

Previous Conditions of Approval

Listed below are the approved conditions for AR-19-400086 (UC-0014-16):

Current Planning

- Until June 30, 2022 to review as a public hearing;
- Hours of operation remain limited to 8:00 a.m. to 9:00 p.m., per Title 30.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that 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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

Listed below are the approved conditions for UC-0014-16 (AR-0079-17):

Current Planning

- Until June 30, 2019 to review as a public hearing.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that 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.

Listed below are the approved conditions for UC-0014-16:

Current Planning

- Until June 30, 2017 to commence and review as a public hearing;
- Hours of operation limited to 8:00 a.m. to 9:00 p.m. per Title 30.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review;

and that 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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that at the time of construction of new facilities, CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates to verify sewer point of connection and to check for any changed conditions.

Applicant's Justification

The applicant states that they have been in operation 6 years and wish to continue their business at their current location.

Prior Land Use Requests

Application Number	Request	Action	Date
AR-19-400086 (UC-0014-16)	Second application for review of a use permit for a massage establishment	Approved by BCC	August 2019
UC-0014-16 (AR-0079-17)	First application for review of a use permit for a massage establishment	Approved by BCC	August 2017
UC-0014-16	Massage establishment	Approved by BCC	March 2016
DR-0573-15	Comprehensive sign package	Approved by BCC	October 2015
WS-0994-14	Comprehensive sign package that included a freestanding sign and wall signs in conjunction with an existing bank pad site and proposed commercial retail center on 9 acres	Denied by BCC	February 2015
ZC-0629-14	Reclassified the eastern portion of the shopping center to C-2 zoning with a design review for a shopping center on both parcels	Approved by BCC	September 2014
ZC-1286-04	Reclassified the western portion of the shopping center to C-2 zoning with a design review for a bank pad site	Approved by BCC	August 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Urban Neighborhood (greater than 18 du/ac)	R-4	Undeveloped
South	Business Employment	U-V	Undeveloped
East	Business Employment	M-D	Undeveloped
West	Business Employment	C-2	Shopping center

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval for an application for review state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred since the original approval. Additionally, there have been no reported violations and no known issues with the current establishment. For these reasons, staff recommends approval of the review and further recommends the removal of future reviews.

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:

Current Planning

- Remove the time limit.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTEST:

APPLICANT: LEGACY WELLNESS, LLC

CONTACT: LEGACY WELLNESS, LLC, 7060 S. DURANGO DR., SUITE 113, LAS VEGAS, NV 89113