

09/07/21 PC AGENDA SHEET

MINOR TRAINING FACILITY
(TITLE 30)

EASTERN AVE/RENO AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0360-CARUSO RICHARD:

USE PERMIT for a proposed minor training facility (pottery classes) within an existing office building on 0.6 acres in a C-P (Office and Professional) Zone.

Generally located on the east side of Eastern Avenue, 300 feet south of Reno Avenue within Paradise. JG/md/jo (For possible action)

RELATED INFORMATION:

APN:

162-25-210-003

LAND USE PLAN:

WINCHESTER/PARADISE - OFFICE PROFESSIONAL

BACKGROUND:

Project Description

General Summary

- Site Address: 5160 S. Eastern Avenue
- Site Acreage: 0.6
- Project Type: Minor training facility
- Number of Stories: 1
- Square Feet: 646 (minor training facility)/6,744 (office)
- Parking Required/Provided: 29/30

Site Plans

The plans depict an existing “L” shaped office building located on a 0.6 acre site with the following setbacks: 1) 17 feet from the west property line, adjacent to Eastern Avenue; 2) 27 feet from the south property line; 3) 58 feet from the east property line, adjacent to Evaline Lane; and 4) zero feet from the north property line, adjacent to an existing office building. The site requires 29 parking spaces where 30 spaces are provided. Access to the site is granted via an existing commercial driveway along Eastern Avenue. No changes or alterations are proposed to the existing building or site.

Landscaping

All street and site landscaping exists and no changes are required or proposed to the street and site landscaping.

Elevations

The plans (photograph) depict an existing single story office building with stucco siding, decorative columns, a flat roof with a parapet wall, and an aluminum storefront window system. No changes are proposed to the exterior of the building.

Floor Plans

The plans depict a tenant space measuring 646 square feet. The floor area consists of classroom space, tables, storage areas, multiple potter's wheels, sink area, and restroom facilities.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is requesting a use permit for a minor training facility for students to take pottery classes and utilize the space for open studio time. The business provides customers with access to studio space, supplies, and tools for art making. The business is appropriately suited for the space and will have no negative impacts on other tenants in the building or community. There will be a maximum of 8 students at any given time. Hours of operation for the facility are between 11:00 a.m. and 7:00 p.m., 7 days a week, by appointment only.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0008-13	Electronic equipment sales and service - expired	Approved by PC	March 2013
UC-0027-08	Retail sales - expired	Approved by PC	February 2008
VC-848-91	Reduce setback for freestanding sign	Approved by PC	January 1992
UC-240-90	Retail florist shop - expired	Approved by PC	August 1990
ZC-198-87	Reclassified to C-P zoning for an office building	Approved by BCC	October 1987

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional	C-P	Dental office
South	Office Professional	C-P	Undeveloped
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-D	Single family residential
West	Office Professional	R-1 & C-P	Single family residential & office

STANDARDS FOR APPROVAL:

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

Analysis

Current 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 Comprehensive 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.

Staff finds that a minor training facility is appropriate at this location and complies with the on-site parking requirements. Staff's primary concerns with these types of uses are to ensure compatibility with existing and planned surrounding uses and that there is adequate on-site parking. Minor training facilities in other parts of Clark County have shown to be appropriate and compatible within office developments. Staff does not anticipate any adverse impacts from this training facility and finds that the use is compatible with the existing development in the surrounding area. The proposed use places no additional demands on the site in terms of required parking, landscaping, or other design features; therefore, staff recommends 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that 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

- No comment.

Building Department - Fire Prevention

- 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: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: MARTHA HALL

CONTACT: MARTHA HALL, 5160 S. EASTERN AVE, STE J, LAS VEGAS, NV 89119