

12/17/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0609-GMD FOOD, LLC:

USE PERMIT for personal services (health club) in conjunction with an existing commercial building on 0.85 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-65 & AE-70) Overlay.

Generally located on the south side of Sunset Road and the east side of Escondido Street within Paradise. JG/tpd/kh (For possible action)

RELATED INFORMATION:

APN:

177-02-102-001

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 1405 E. Sunset Road
- Site Acreage: 0.85
- Project Type: Personal services (health club)
- Number of Stories: 2
- Square Feet: 8,175 (proposed health club)
- Parking Provided: 86 (per UC-0234-14)

History & Site Plan

The plan depicts an existing 2 story building with access provided via Sunset Road and Escondido Street. A previously approved application (UC-0234-14) reduced the parking requirement to 86 stalls. The approved application (UC-0234-14) also allowed for a restaurant, on-premises consumption of alcohol, a hookah lounge, and a banquet facility within the building. With this application, the applicant is proposing a health club which will be located on the first floor, on the south side of the building.

Landscaping

No new landscaping is proposed with this request.

Elevations

The photos depict a building with a brown, earth tone color and stucco exterior with a flat roof. There are windows on all 4 sides of the building, as well as doors which provide pedestrian

access on the north, east, and west sides of the building. An exterior stairway provides access to the second floor on the east side of the building. Additionally, there is a parking garage under the building that can be accessed from the south side of the building.

Floor Plans

The plans depict an existing restaurant and banquet hall on the second floor of the building. There is an existing restaurant on the first floor. A new health club is proposed on the south of the restaurant on the first floor. The proposed fitness gym has an open layout with 2 bathrooms.

Applicant’s Justification

The applicant is proposing a health club that is in an IP (Industrial Park) Zone, which will be open to the general public. The applicant would like to provide services to employees of the building as well. The business will have operating hours from 6:00 a.m. to 9:00 p.m.

Prior Land Use Requests

Application Number	Request	Action	Date
WC-24-400008 (UC-0234-14)	Waiver of conditions for hours of operation	Approved by PC	March 2024
AR-400077-16 (WC-0009-15)	First application for review for a waiver of conditions to hours of operation	Approved by PC	September 2016
AR-400076-16 (UC-0234-14)	First application for review	Approved by PC	September 2016
WC-400009-15 (UC-0234-14)	Waiver of conditions for hours of operation	Approved by PC	October 2015
UC-0234-14	Use permits and a waiver of development standards for a restaurant, retail uses, and reduced parking	Approved by PC	June 2014
UC-0421-11	Supper club and a restaurant	Approved by PC	November 2011
UC-0010-10	Supper club	Approved by PC	February 2010
UC-1245-07	Use permits and a waiver of development standards for an office and retail building	Approved by PC	November 2007
ZC-1189-06	Zone change and a design review for an office warehouse	Approved by BCC	October 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	PF (AE-70)	Harry Reid Airport
South	Business Employment	IP (AE-65)	Undeveloped
East	Business Employment	IP (AE-65 & AE-70)	Industrial facility
West	Business Employment	IP (AE-65 & AE-70)	Industrial facility

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

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

The proposed health club is compatible with previously approved commercial uses within the building. Staff believes that this request will not have a negative impact on the surrounding area. Harry Reid International Airport is across the street to the north, the south side of the parcel is adjacent to an undeveloped land, while there are industrial complexes to the east and west sides. A reduction in parking was previously approved with UC-0234-14 to allow 86 spaces, where 113 stalls were required. However, the current Title 30 standards only require 108 parking stalls for the site. Staff realizes that by changing the use to a gym, the parking is not going to be affected in negative way since less parking is required per current Title 30 standards. Conversely, the applicant is not proposing any changes to the exterior of the building. It is for these reasons that staff can support the request.

Department of Aviation

The property lies within the AE - 70 (70 - 75 DNL) and the AE- 65 (65 - 70 DNL) noise contour for Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade Harry Reid International Airport facilities to meet future air traffic demand.

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 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

- No comment.

Department of Aviation

- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

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:

APPROVALS:

PROTESTS:

APPLICANT: GMD FOOD, LLC

CONTACT: GURPAUL KULAR, 955 TEMPLE VIEW DRIVE, LAS VEGAS, NV 89110