

MAJOR TRAINING FACILITY  
(TITLE 30)

WINMDILL LN/GAGNIER BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ET-23-400042 (ZC-21-0095)-COLLABORATION CENTER FOUNDATION, INC:**

**ZONE CHANGE SECOND EXTENSION OF TIME** to reclassify 4.7 acres from an R-E (Rural Estates Residential) Zone to a C-P (Office and Professional) Zone.

**USE PERMITS** for the following: **1)** major training facility; **2)** recreational facility with temporary commercial outdoor events; and **3)** live entertainment.

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduce parking; **2)** reduce separation from a temporary commercial outdoor event to a residential use; **3)** reduce separation from outdoor live entertainment to a residential use; and **4)** allow modified driveway design standards.

**DESIGN REVIEW** for a major training facility, office uses, and recreational facility in conjunction with a non-profit disability service provider in the CMA Design Overlay District.

Generally located on the north side of Windmill Lane and the east side of Gagnier Boulevard (alignment) within Spring Valley (description on file). MN/tpd/syp (For possible action)

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RELATED INFORMATION:

**APN:**

176-09-401-005

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Reduce parking to 168 spaces where 172 spaces are required per Table 30.60-1 (a 2% reduction).
2. Reduce the required setback from a temporary commercial outdoor event (e.g. corporate fundraising events; Autism Awareness Month) to a residential use to 10 feet where 200 feet is the standard per Table 30.44-1 (a 95% reduction).
3. Reduce the required separation from live entertainment (pool parties, movie nights, and live music) to a residential use to 10 feet where 500 feet is the standard per Table 30.44-1 (a 98% reduction).
4. Reduce throat depth for a driveway to 6 feet on Windmill Lane where 150 feet is the standard per Uniform Standard Drawing 222.1 (a 96% reduction).

**LAND USE PLAN:**

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

## **BACKGROUND:**

### **Project Description**

#### **General Summary**

- Site Address: 8390 W. Windmill Lane
- Site Acreage: 4.7
- Project Type: Non-profit disability service provider
- Number of Stories: 1 & 2
- Building Height (feet): 17 up to 26
- Square Feet: 1,575 to 23,245
- Parking Required/Provided: 172/168

#### Request & Site Plan

The application was previously approved for a training facility for young people with special needs such as Autism and Down Syndrome, to provide educational support and integrate children with special needs and young adults with disabilities through training, therapy, learning, and recreational opportunities. The building will also include professional office space which may be rented to other tenants. There will be indoor and outdoor amenities to provide a therapeutic environment along with medical offices for doctors and therapists assisting the students at the facility and other patients. The facility will not provide 24 hour accommodations or medical care of patients. This application is an extension of time, not a review since the applicant has not completed the requirements of the Resolution of Intent.

#### Site Plan

This site is developed as a horse riding/rental stable facility in conjunction with an existing single family residence. The approved plans depict a total of 4 existing buildings which will stay on-site, and no new buildings are proposed. The existing residence is located on the southeast portion of the property and a guest house is located on the southwest portion of the property. North of the residence near the center of the property is a converted agricultural building, and a covered riding arena is located along the rear portion of the property. The applicant is proposing a comprehensive campus where providers, agencies, and non-profits alike are able to utilize the existing buildings on-site. The recreational facility use includes several outdoor amenities including a garden, pool, putting green course, outdoor entertainment area, and multi-purpose sports courts under the covered recreational arena. There are 2, one-way ingress and egress points off Windmill Lane. Parking spaces are located throughout the site with the majority of parking spaces shown along the north, south, and west perimeters of the parcel.

#### Landscaping & Screening

Mature trees, shrubs, and groundcover are located throughout the entire property. The approved project will also provide an intense landscape buffer (double row of off-set trees spaced 10 feet apart) along developed single family residences to the east. Street landscaping consists of 15 feet of landscaping behind a proposed attached sidewalk along Windmill Lane. The entire facility will be enclosed by a 6 foot high decorative fence and/or wall.

### Elevations

The property is currently developed as a ranch-style residential estate, which consists of 2 residential structures, stables, paddocks, covered riding area and an accessory storage building. The approved plans converted the residential structures and stables into classrooms and office space for the major training facility use and the covered riding area into a recreational facility use. On the exterior, the applicant will remove the outdoor paddocks to install a garden and construct a playground and putting green adjacent to the stables. The applicant will not significantly alter the elevations or exterior design of any of the structures. As such, the property's current rural character will remain consistent with the adjacent residential neighborhoods in the area. The buildings are 1 to 2 stories in height with the highest building to be 26 feet.

### Floor Plan

The 4 buildings that will remain on-site total 46,750 square feet and generally consist of training rooms, offices, and recreational uses. More specifically, the approved plans depict Building 1 will have 4,267 square feet of training rooms and 4,268 square feet of office uses, Building 2 will have 1,575 square feet of office uses, Building 3 will have 6,697 square feet of training rooms and 6,698 square feet of office uses, and Building 4 will have 23,245 square feet of recreational multi-purpose sports courts. The outdoor recreational entertainment area and putting green course is 9,006 square feet.

### Previous Conditions of Approval

Listed below are the approved conditions for ET-22-400031 (ZC-21-0095):

#### Current Planning

- Until April 21, 2023 to complete and review as a public hearing;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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 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.

#### Public Works - Development Review

- Compliance with previous conditions.

Listed below are the approved conditions for ZC-21-0095:

#### Current Planning

- Resolution of Intent to complete in 1 year;
- 1 year to review as a public hearing;
- Limit of 2 outdoor events a month;
- Recreational and special events limited from 7:00 a.m. to 10:00 p.m.;
- No live entertainment past 9:00 p.m.;

- Design review as a public hearing on any significant changes.
- 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 new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; 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.

#### Public Works - Development Review

- Traffic study and compliance;
- Full off-site improvements.
- Applicant is advised that the proposed driveways must be elevated for flood protection in accordance with drainage criteria; and that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

#### 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.

#### Signage

Signage is not a part of this request.

#### Applicant's Justification

The final phase of the construction process will continue once funds are acquired. Rising inflation costs for building materials have caused the initial plan to be put on hold. The applicant is in the middle of a capital campaign to ensure the acquisition of appropriate funds. The delay is only for phase four, all other phases of this project are set to be completed by April of 2023.

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

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ET-22-400031 (ZC-21-0095)	First extension of time for zone change, use permits, waivers, and design review for a recreational facility	Approved by BCC	April 2022
ZC-21-0095	Reclassified this site to C-P zoning for a major training facility, recreational facility, and live entertainment	Approved by BCC	April 2021
UC-0730-16	Recreational facility (wedding venue and private events) in conjunction with an existing single family residence - expired	Approved by BCC	January 2017
VS-0729-16	Vacated and abandoned a portion of right-of-way being Gagnier Boulevard	Approved by BCC	January 2017

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-0863-13	Horse riding/rental stable and reduced lot area for a horse riding/rental stable in conjunction with an existing single family residence	Approved by PC	February 2014
UC-1775-06	Guest house and accessory structure/uses	Approved by PC	June 2007

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Public Use	R-E	Undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential
East	Neighborhood Commercial	R-2	Single family residential
West	Neighborhood Commercial	R-E	Undeveloped

**STANDARDS FOR APPROVAL:**

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

**Analysis****Comprehensive Planning**

Title 30 standards of approval on an extension of time application 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 at the subject site since the original approval.

Staff believes the applicant has taken steps to complete the development of this parcel as outlined with the approval of ET-22-400031 (ZC-21-0095). The applicant had been issued a building remodel permit and received a certificate of occupancy. Additional permits are on file with the Building Department for various construction activities. It is for these reasons that staff can support the extension of time request for this parcel. However, the applicant must install all improvements shown on the approved plans and submit and receive approval of a landscaping inspection to finalize the zoning for the parcel.

**Public Works - Development Review**

There have been no significant changes in this area. Staff has no objection to this extension of time.

**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**

- Until April 21, 2025 to complete;
- Until April 21, 2025 to review the use permits as a public hearing.
- 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 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.

**Public Works - Development Review**

- Compliance with previous conditions.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:** Spring Valley - approval.

**APPROVALS:**

**PROTEST:**

**APPLICANT:** COLLABORATION CENTER FOUNDATION

**CONTACT:** COLLABORATION CENTER FOUNDATION, 8390 W. WINDMILL LANE,  
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