

03/03/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0898-LAKE MEAD SQUARE, LLC:

USE PERMIT for personal services (gym) in conjunction with an existing shopping center on 2.59 acres in a CG (Commercial General) Zone within the Airport Environs (APZ-2) Overlay.

Generally located north of Lake Mead Boulevard and east of Marion Drive within Sunrise Manor. TS/rr/kh (For possible action)

RELATED INFORMATION:

APN:

140-20-601-001

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4884 E. Lake Mead Boulevard
- Site Acreage: 2.59
- Project Type: Personal services (gym)
- Number of Stories: 1
- Building Height (feet): Up to 25
- Square Feet: 22,274 (Building A)/10,082 (Building B)/32,356 (shopping center)
- Parking Required/Provided: 93/145 (existing throughout the shopping center)

Site Plan

The site consists of an existing shopping center which includes 2 retail buildings, Building A located along the west side of the property with an attached metal storage building on the north side, and Building B located along the north side of the property. A proposed personal services use (gym) will be located within Building A. Existing parking, including 137 standard spaces and 8 accessible spaces for the shopping center, is located to the south and east of the retail buildings. Access to the site is provided by 2 existing 32 foot wide commercial driveways along Lake Mead Boulevard, which is a fully improved street with an existing attached 5 foot wide sidewalk. Per Title 30 a use permit is required for personal service uses within the APZ-2 Overlay.

Landscaping

The plan depicts existing street landscaping along Lake Mead Boulevard. Landscaping north of Building A was previously approved via WS-1084-02 and will be re-installed by the applicant with this use permit.

Elevations

No changes are proposed to the exterior of the existing building (Building A). The photos depict a 1 story building up to a maximum height of 24 feet 6 inches with a flat roof and storefront windows along the east side of Building A.

Floor Plans

The plans depict a 22,274 square foot gym with a check-in area at the entrance, restrooms, office, and juice bar area.

Applicant's Justification

The applicant states they are proposing to provide a much-needed personal service that would greatly benefit local residents, as there are limited fitness options in the immediate area. The closest gyms are located approximately 2.6 and 3.2 miles away. The applicant further states that the gym is not expected to pose any significant risks to public health, safety, or welfare, as fitness facilities typically operate well below their maximum capacity.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0351-16	Private indoor recreational facility in an APZ-2 zone	Approved by PC	August 2016
UC-0600-14	Swap meet in conjunction with an existing shopping center - expired	Approved by PC	August 2014
DR-1432-02	Retail building in conjunction with an existing shopping center	Approved by PC	November 2002
WS-1084-02	Reduced setback for a metal building addition to an existing grocery store	Approved by PC	September 2002
ZC-0507-98	Reclassified the site to a C-2 zone for shopping center	Approved by BCC	May 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP & RS20 (AE-65 & APZ-2)	Truck parking and staging & single-family residential
South	Public Use	PF	Sandy Searles Miller Elementary school
East	Business Employment	IP	Vehicle rental & sales
West	Business Employment	CG (APZ-2)	Undeveloped

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 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.

Special use permits are required in the APZ-2 Overlay in order to evaluate any impacts the use may have or any interference with Nellis Air Force Base (NAFB) operations. The Airport Environs Overlay was established to provide for a range of uses compatible with airport accident potential zones (APZ), the handling and transport of live ordnance, noise exposure areas, and to prohibit the development of incompatible uses that are detrimental to the public health, safety, and welfare. The use permit application allows for consideration of several factors, including labor intensity, air pollution, size of establishment and the number of people during peak demand hours. The APZ-2 Overlay generally permits low occupancy industrial and commercial land uses with a limitation of the number of visitors and employees on the site. A gym which is limited to a maximum of 25 persons per acre per hour during a 24-hour period, not to exceed 50 person per acre at any time would be consistent with these regulations. The applicant states that it is unlikely that this gym will draw large crowds or accommodate a high volume of patrons at any given time. Therefore, staff recommends approval of the use permit.

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

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance to verify installation of landscaping north of Building A.
- Applicant is advised that landscaping must be installed to comply with WS-1084-02; and certain uses are not permitted in the airport environs and certain other uses will require a special use permit; and 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

- Traffic study and compliance.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- Applicant is advised to contact the Building Department at (702) 455-3000 regarding a potential change in occupancy classification; and that any changes in occupancy classification may have impacts on both the site plan and construction; that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

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: Sunrise Manor - approval.

APPROVALS:

PROTESTS:

APPLICANT: LAKE MEAD SQUARE, LLC

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