

05/07/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0073-MCLEOD REAL ESTATE, LLC:

USE PERMIT for a vocational training facility in conjunction with an existing office building on 0.7 acres in a CP (Commercial Professional) Zone.

Generally located on the east side of Pecos McLeod Interconnect and the south side of Saddle Avenue within Paradise. TS/mh/ng (For possible action)

RELATED INFORMATION:

APN:

161-18-401-039

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 4020 Pecos McLeod Interconnect
- Site Acreage: 0.7
- Project Type: Vocational training facility (medical education)
- Number of Stories: 1
- Square Feet: 744 (portion)
- Parking Required/Provided: 17/38

Site Plans

The plans depict an existing 6,912 square foot office building, with access to the site from the Pecos McLeod Interconnect. Parking is located near the entrance and behind the building, including a carport structure to the east of the building which provides shaded parking spaces. The requested use is located within the building with no outside activity proposed.

Landscaping

There is existing landscaping along the street and around the perimeter of the building. There are no proposed or required changes to landscaping associated with this application.

Elevations

The existing building features a brick veneer exterior with desert tone colors and a flat roof.

Floor Plans

The plan depicts an existing office building with a lobby, office suites, conference rooms, and restrooms. The applicant will primarily use 6 of the office suites for vocational training, with these suites adding up to approximately 744 square feet.

Applicant's Justification

The applicant states the medical assistant training classes will be held on Saturday from 8:00 a.m. to 12:30 p.m. and from 1:30 p.m. to 6:00 p.m. Students and instructors will have access to the entire building and will primarily be using the 6 rooms identified on the floor plan. The other existing uses on the site operate Monday through Friday from 8:00 a.m. to 5:00 p.m. The maximum number of students at a given time will be 20, while the building's maximum occupancy is 69. Lastly, the applicant states there is sufficient parking on the site for the proposed use.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0341-89	Corporate office building	Approved by PC	October 1989

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Public Use	CP	Clark County School District office buildings
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single family residential
West	Corridor Mixed-Use	CG	Shopping center

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

Use Permit

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 Master Plan supports a mix of commercial and other professional services, such as the proposed vocational training facility. There is adequate parking and existing access to the

property and staff does not anticipate any negative impacts on the surrounding uses. Therefore, staff can support this request.

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.

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: HAYLEE STEPHENS

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