

06/21/22 PC AGENDA SHEET

RECREATIONAL FACILITY
(TITLE 30)

BUFFALO DR/WARM SPRINGS RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-22-400068 (UC-20-0212)-RW BUFFALO, LLC:

USE PERMIT FIRST EXTENSION OF TIME for a recreational facility with accessory retail and snack bar use.

WAIVER OF DEVELOPMENT STANDARDS to reduce parking.

DESIGN REVIEW for a recreational facility in conjunction with an existing office/warehouse complex on 4.3 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the west side of Buffalo Drive, 650 feet north of Warm Springs Road within Spring Valley. MN/nr/syp (For possible action)

RELATED INFORMATION:

APN:

176-04-801-006

WAIVER OF DEVELOPMENT STANDARDS:

Reduce parking to 201 spaces where 243 spaces are required per Table 30.60-1 (an 18% reduction).

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 7155 S. Buffalo Drive, Suites 120, 125, 135, 140, 145, 150, 155, 160, and 165
- Site Acreage: 4.3
- Project Type: Recreational facility with accessory commercial uses
- Number of Stories: 2
- Building Height (feet): 28
- Square Feet: 24,151
- Parking Required/Provided: 243/201

Site Plans

The approved plans depict an office/warehouse complex consisting of 3 buildings and totaling 71,880 square feet. Building A is located on the eastern portion of the site and Buildings B and C are located on the western portion of the site. Access to the site is from Buffalo Drive while parking for the facility is located in the center of the site between the buildings and along the north and south property lines. The north portion of Building A will contain the proposed 24,151 square foot recreational facility. A previously submitted land use application (UC-19-0923) for another recreational facility included waiver of development standards for reduced parking and alternative parking lot landscaping requirements was approved for this site.

Landscaping

No changes to landscaping were proposed or required as part of this application.

Elevations

The buildings have varied rooflines with flat roofs behind parapet walls ranging in height from 26 feet to 28 feet. The façade consists of tilt-up construction with recessed office entries, metal trellises or awnings, and storefront door and window treatments. There are roll-up garage doors located on the east and west sides of the buildings facing the interior of the site. No revisions are required or provided with this request.

Floor Plans

The plans depict a proposed 24,151 square foot recreational facility within multiple units. The plans show various rooms for offices, exercise rooms, restrooms, snack bar kiosk, lounge area, synthetic ice rink, area for artificial turf, and basketball court.

Previous Conditions of Approval

Listed below are the approved conditions for UC-20-0212:

Current Planning

- 1 year to commence and review as a public hearing.
- Applicant is advised that 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.

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 applicant indicates that they are a new tenant in the approved office/warehouse development. The previous tenant let their use permit and waiver of development standards lapse

by not completing the review as a public hearing and requests an extension of time to commence the use.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0212	Recreational facility	Approved by PC	July 2020
UC-19-0923	Recreational facility (indoor batting cages) with accessory retail, waivers for reduced parking and reduced parking lot landscaping, and design review for alternative parking lot landscaping	Approved by PC	January 2020
UC-19-0103	Office as a principal use and a recreational facility	Approved by PC	March 2019
TM-19-500035	Commercial subdivision on 4.3 acres	Approved by PC	March 2019
NZC-0860-17	Reclassified to M-D zoning for an office/warehouse development	Approved by BCC	January 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	R-4	Multiple family development
South	Corridor Mixed-Use	C-2	Medical office building
East	Business Employment	C-2	Undeveloped
West	Corridor Mixed-Use	R-4	Multiple family development

STANDARDS FOR APPROVAL:

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

Analysis

Current 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.

The original approval was for a recreational facility that would occupy 9 suites within the complex. The new tenant will be a recreational facility; however, the use will take up less suites (150, 155, 160, & 165) than the previously approved use permit with waiver. The new tenant will occupy 12,302 square feet of lease area within the complex.

Staff finds that a recreational facility within the existing office/warehouse complex is still an appropriate use at this location and is compatible with the land uses in the immediate area. The

proposed use will be conducted within a building which is adequately served by public improvements, facilities, and services. Staff does not anticipate any adverse impacts from this use on the surrounding area; therefore, staff recommends approval of this extension of time request and no longer recommends a review due to the reduced size of the facility.

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:

Current Planning

- 1 year to commence.
- 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 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

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Spring Valley - approval (until July 1, 2023).

APPROVALS:

PROTEST:

APPLICANT: PROJECT WELLBEING LLC

CONTACT: PROJECT WELLBEING LLC, 11212 DELL CLIFFS CT, LAS VEGAS, NV 89144