

PERSONAL SERVICES
(TITLE 30)

DECATUR BLVD/TECO AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0617-VANDREY PROPERTIES, LLC:

USE PERMIT to allow a personal services (barbershop) establishment within an existing commercial center on 1.0 acres in a C-2 (General Commercial) (AE-65) Zone and an M-D (Designed Manufacturing) (AE-65) Zone.

Generally located on the east side of Decatur Boulevard and the south side of Teco Avenue within Paradise. MN/rp/syp (For possible action)

RELATED INFORMATION:

APN:

162-31-401-047

USE PERMIT:

Allow a personal services (barbershop) establishment within an M-D zone where a use permit is required per Table 30.44-1.

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 6430 S. Decatur Boulevard
- Site Acreage: 1
- Project Type: Personal services (barbershop)
- Number of Stories: 1
- Building Height (feet): 28.9
- Square Feet: 8,459 (entire building)/931 (lease space)
- Parking Required/Provided: 45/47

Site Plan

The site plan depicts an existing commercial center located east of Decatur Boulevard and south of Teco Avenue. Access to the site is located on the southwest corner of the property along Decatur Boulevard, and the northeast corner of the site along Teco Avenue. The plans depict an existing building located on the eastern portion of the site with a drive-thru aisle located on the

east and north sides of the building. The site has split zoning with the eastern 37 feet of the parcel in an M-D zone and the majority (west half) of the site being in a C-2 zone. The building crosses the zone boundary line that traverses the site causing all the tenants to have split zoning. The existing retail building was previously approved through UC-19-0456, which allowed restaurant and retail as principal uses in the M-D zoned portion. The applicant is proposing a barbershop within a lease space which has split zoning.

Landscaping

Additional landscaping is not required nor a part of this request.

Elevations

The plans depict a single story building with a flat roof and parapet walls ranging in height from 22 feet to 28 feet, 9 inches. The façades on the west and north elevations facing the streets consist of stucco finish, wood panels, storefront glazing, and awnings with a drive-thru window located on the north elevation. The remaining elevations consist of stucco finish.

Floor Plans

The existing retail and restaurant building has an overall area of 8,459 square feet, and the applicant's lease space is 931 square feet. The lease space will include an entry area, seating space, barber stations, restroom, and break room.

Signage

Signage is not a part of this request.

Applicant's Justification

Elite 51 barbershop consists of 3 staff members. Per the submitted justification letter, the applicant's proposed barbershop will provide shampoo, haircuts, and beard trims. The proposed establishment will not produce the same amount of high customer traffic as a regular barbershop since the customers of the Elite 51 barbershop are by appointment.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-20-0250	Vacated and abandoned easement of interest of Clark County located between Teco Avenue and Sunset Road and between Cameron Street and Decatur Boulevard.	Approved by PC	August 2020
UC-19-0456	Retail sales as a principal use and restaurants, waived alternative Landscaping, cross access, reduced driveway separation, and allow modified driveway design standards with a design review for commercial center and alternative parking lot landscaping	Approved by PC	August 2019
ZC-1552-05	Reclassified from R-E and M-1 to M-D zoning for an office/warehouse complex	Approved by BCC	November 2005

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1458-03	Reclassified from M-1 and R-E to M-1 zoning for an office/warehouse complex	Approved by BCC	December 2003
ZC-1846-97	Reclassified the western portion of the site to C-2 zoning for a convenience store and restaurant	Approved by BCC	January 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	R-E	Undeveloped
South	Business Employment	C-2	Shopping center
East	Business Employment	M-D	Office/warehouse facility
West	Business Employment	C-2	Restaurant

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of 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 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. The existing uses on the subject property co-exist harmoniously with no reported problems. The proposed barbershop is consistent with the existing uses and is a beneficial addition to the surrounding area. Staff finds that no negative impacts are anticipated with the applicant's request. Therefore, staff can support this application.

Department of Aviation

The property lies within 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 that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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; 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; and that this application must commence within 2 years of approval date or it will expire.

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.

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: ALEJANDRA GUEVARA-DOMINGUEZ

CONTACT: ALEJANDRA GUEVARA-DOMINGUEZ, ELITE 51 BARBER SHOP LLC,
6430 S. DECATUR BLVD, SUITE 300, LAS VEGAS, NV 89118