

09/05/23 PC AGENDA SHEET

MAJOR TRAINING FACILITY
(TITLE 30)

RAINBOW BLVD/EDNA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0403-WEST COAST CLOSERS INC:

USE PERMIT to allow a major training facility (driving school) in conjunction with an existing office building on a portion of 2.9 acres in a C-P (Office and Professional) Zone.

Generally located on the west side of Rainbow Boulevard and the south side of Edna Avenue within Spring Valley. JJ/lm/syp (For possible action)

RELATED INFORMATION:

APN:

163-10-703-009 ptn

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 2975 Rainbow Boulevard
- Site Acreage: 2.9 (portion)
- Project Type: Major training facility (driving school)
- Number of Stories: 1
- Building Height (feet): 34.5
- Square Feet: 2,060
- Parking Required/Provided: 118/118

Site Plans

The plans depict a proposed major training facility (driving school) in a 2,060 square foot suite within an existing office building. The building is located on the southwest portion of the site. The suite is located on the northeast portion of the existing courtyard. Access to the site is from Rainbow Boulevard. The site shows adequate parking located on the north and west sides of the existing building.

Landscaping

There are no required or proposed changes to the existing landscaping.

Elevations

The plans of the existing building depict a single story building constructed of stucco, with concrete tile roof and store front doors and windows. No changes are proposed with this application.

Floor Plans

The lease space is 2,060 square feet and consists of 2 classrooms. The classrooms are 132 square feet and 543.5 square feet for a total of 675.5 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed driving school will operate with 25 students to 30 students in each classroom as well as offer on-line classes with Nevada Department of Motor Vehicles services for students. The school will operate from 9:00 a.m. to 5:00 p.m.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0240-13	Beauty school - expired	Approved by PC	June 2013
UC-0013-09	Minor training facility - expired	Approved by PC	February 2009
UC-1767-02	Real estate school - expired	Approved by PC	January 2002
AC-249-88	Design review for the subject building and parking lot to the west	Approved by PC	January 1989
ZC-0383-88	Reclassified the site to C-P zoning for a parking lot in conjunction with an office complex	Approved by BCC	January 1989
ZC-0159-88	Reclassified this site, as well as the site to the north, to C-P zoning for an office complex	Approved by BCC	June 1988

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial	CRT	Daycare & office uses
South & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
East	Neighborhood Commercial	C-P	Office complexes

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.

Staff finds that Policy SV-1.5 of the Master Plan encourages, in part, the neighborhood-oriented retail, office, and commercial services that allow residents to meet their daily needs and that potentially work within proximity of their homes. The use is not permitted by right in a C-P zoning district and is only permitted subject to consideration of a use permit. Staff's primary concern with these types of uses are to ensure compatibility with existing surrounding uses and that there is adequate on-site parking. A major training facility is appropriate at this location as it will not be more intense than the current office uses on the property and is compatible with the surrounding area; 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 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; 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.

Fire Prevention Bureau

- 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: Spring Valley - approval (limit hours of operation from 9:00 a.m. to 5:00 p.m.).

APPROVALS:

PROTESTS:

APPLICANT: NEXSAN LLC

CONTACT: NEXSAN LLC, 2975 S. RAINBOW BLVD, SUITE B, LAS VEGAS, NV 89146