

06/03/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0279-HARSCH INVESTMENT PROPERTIES, LLC:

USE PERMIT to allow a medical office as a primary use in conjunction with an existing office/warehouse complex on a portion of 14.1 acres in an IL (Industrial Light) Zone and an IP (Industrial Park) Zone within the Airport Environs (AE-60 & AE-65) Overlay.

Generally located on the south side of Patrick Lane and the west side of McLeod Drive within Paradise. JG/nai/kh (For possible action)

RELATED INFORMATION:

APN:

162-36-310-015 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 6171 McLeod Drive
- Site Acreage: 14.17 (portion)
- Project Type: Proposed medical office
- Number of Stories: 1
- Building Height (feet): 29
- Square Feet: 5,040 (proposed medical office)/62,857 (Existing Building - #4)
- Parking Required/Provided: 260/497 (UC-0572-11 previously approved a parking reduction to 497 spaces where 708 were required at that time)

Site Plan

The existing office/warehouse complex is located on the southwest corner of Patrick Lane and McLeod Drive. The complex is a part of an existing commercial and industrial development which spans south towards Sunset Road, and west towards Eastern Avenue. For this application, the plans depict an existing office/warehouse complex which features 5 separate buildings. The lease space is within Building 4 Suite A, located on the western portion of the site. The subject parcel is split-zoned, with IP zoning on the north portion of the site and the southern portion being IL zoning. The applicant's lease space is located within the IL zone. Access to the complex is provided from the surrounding streets which are Patrick Lane to the north, McLeod Drive to the east, and Harrison Drive to the west. There will be no changes to the existing buildings, drive aisles, or parking spaces. A previous parking reduction was approved via UC-0572-11 to 497 spaces. The uses within the complex have changed and now only include office/warehouse type

of uses. Title 30 requires a special use permit for offices as a primary use proposed within the IL and IP zoning districts.

Elevations

The photos depict a 1 story, office/warehouse building constructed of concrete tilt-up panels with parapet walls.

Floor Plans

The plans depict a 1 story office/warehouse suite with an overall area of 5,040 square feet. The open warehouse portion is 2,682 square feet and it will be used for exercise regimens and for orthopedic management. There are a total of 10 office spaces that will be used for hormone optimization, regenerative therapies, and for personalized nutrition.

Applicant's Justification

The applicant wants to provide a holistic approach to wellness services including exercise prescription, personalized nutrition, and orthopedic management. Their team will include physicians, nurse practitioners, physical therapists, and dieticians. In doing so, a use permit is required to have a medical office as a primary use.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0969	Major training facility (volleyball) within an existing office/warehouse	Approved by PC	February 2019
UC-0443-15	Major training facility (volleyball) - expired	Approved by PC	August 2015
UC-0572-11	Place of worship within an existing office/warehouse complex that included a waiver to reduce parking - expired	Approved by PC	January 2012
UC-1556-05	Recreational facility (The Dugout), retail as a principal use, and equipment rental within an existing warehouse - expired	Approved by PC	December 2005
ZC-1509-96	Reclassified the northern portion of the subject site from C-2 to M-D zoning	Approved by BCC	October 1996
DR-0233-96	Office and office/warehouse complex	Approved by PC	March 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	IP (AE-60)	Office/warehouse
South	Business Employment	IL (AE-65)	Office/warehouse
East	Business Employment	RS20 & IP (AE-60 & AE-65)	Undeveloped & office/warehouse
West	Business Employment	IP & IL (AE-60 & AE-65)	Office/warehouse

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 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.

Staff finds that a medical office within this complex will not impact the surrounding office/warehouse uses. This request supports Goal 5.5.3 of the Master Plan which encourages the retention and revitalization of established local business districts. Furthermore, the proposed medical office supports Goal 5.1, which encourages diversification of the economic base to enhance resilience. The requested use places no additional demands on the site in terms of required parking nor infrastructure. Therefore, staff can support this request.

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 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.

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.

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 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: ELITE WELLNESS SCIENCES, LLC DBA DOMINATE YOUR GAME

CONTACT: ELITE WELLNESS SCIENCES, LLC DBA DOMINATE YOUR GAME, 6171 MCLEOD DRIVE, SUITE A, LAS VEGAS, NV 89120