

07/16/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0251-BLUE DIAMOND CP30 2013, LLC:

USE PERMIT for a massage establishment in conjunction with an existing shopping center on 14.72 acres in a CG (Commercial General) Zone.

Generally located on the east side of Decatur Boulevard and the north side of Blue Diamond Road within Enterprise. JJ/md/ng (For possible action)

RELATED INFORMATION:

APN:

177-18-312-006 through 177-18-312-008

LAND USE PLAN:

ENTERPRISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4720 Blue Diamond Road
- Site Acreage: 14.72
- Project Type: Massage establishment
- Number of Stories: 1
- Building Height (feet): 19.5 to 32
- Square Feet: 2,800
- Parking Required/Provided: 367/741

Site Plans

The plans depict an existing shopping center consisting of 161,925 square feet located at the northeast corner of Blue Diamond Road and Decatur Boulevard. The applicant is proposing massage establishment within the south portion of “Shop E”, as depicted on the site plan which requires a Special Use permit when massage is the primary use of the business. The massage establishment has a minimum separation of 200 feet from the existing single-family residential development to the northeast. There is an existing 5 foot wide attached sidewalk adjacent to Blue Diamond Road and an existing 5 foot wide meandering sidewalk along Decatur Boulevard. Access to the site is granted via existing commercial driveways located along the Blue Diamond Road and Decatur Boulevard. The shopping center requires 367 parking spaces where 741 parking spaces are provided.

Landscaping

All street and site landscaping exists and no additional landscaping is required or provided.

Elevations

The photographs depict a tenant space that is part of an existing shopping center. The building features a varying roofline measuring between 19.5 feet to 32 feet, to the top of the pitched, concrete tile roof. The exterior of the building consists of stucco and an aluminum storefront window system.

Floor Plans

The plans depict a tenant space consisting of 2,800 square feet that will be utilized as a massage establishment. Six massage rooms, staff/work area, restroom facilities, aesthetician room, offices, reception area and lounge area are illustrated on the floor plans.

Applicant's Justification

The applicant states the proposed massage establishment will provide services for the health and wellness of the community.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0062-10	1 lot commercial subdivision for an existing shopping center	Approved by PC	October 2010
ZC-2238-97 (WC-0137-04)	Waived the condition requiring right-of-way dedication for Wigwam Avenue	Approved by BCC	June 2004
ZC-2238-97	Reclassified the subject property from R-E to C-2 zoning for a shopping center	Approved by BCC	March 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac)	RS3.3	Single-family residential
South	Corridor Mixed-Use & Compact Neighborhood (up to 18 du/ac)	CG & RS3.3	Single-family residential & commercial development
East	Compact Neighborhood (up to 18 du/ac)	H-2 & RS3.3	Single-family residential & drive-thru restaurant
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Corridor Mixed-Use	CG & RS2	Single-family residential & drive-thru restaurant

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.

Staff finds that the request is appropriate at this location and does not anticipate any adverse effects to the surrounding land uses and properties. The massage establishment places no additional demands on the site in terms of additional parking, required landscaping or other design features. Furthermore, the proposed massage establishment meets the minimum separation requirements established in Code. Therefore, staff can support this request and recommends approval.

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.

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 at time of development, request a Point of Connection (POC) from the CCWRD and submit the CCWRD's response with your civil improvement plans.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: MICHAEL OEHLER

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