

05/21/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0108-SUNSET JONES, LLC:

USE PERMIT for a school (graduate college) within an existing retail and office complex on a 2.2 acre portion of 12.4 acres in a CG (Commercial General) Zone and an RS20 (Residential Single-Family 20) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the west side of Jones Boulevard and the south side of Sunset Road within Enterprise. MN/dd/ng (For possible action)

RELATED INFORMATION:

APN:

176-02-511-003; 176-02-511-004; 176-02-511-010 through 176-02-511-013

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 6175 Sunset Road
- Site Acreage: 2.2 (subject parcel)/12.4 (overall site)
- Project Type: School (graduate college)
- Number of Stories: 2
- Building Height (feet): 36
- Square Feet: 11,661 (school space)/23,780 (overall building)
- Parking Required/Provided: 261/470 (overall site)

Site Plans

The plans depict a proposed school (graduate college) in a 11,661 square foot suite within the second story of an existing office building. The building is located on the northwestern portion of the subject parcel and is part of a larger retail and office complex. Access to the site is from Sunset Road via 2 driveways. The site shows adequate parking located around the entirety of the existing building, and there is additional parking available within the rest of the commercial center.

Landscaping

Street landscaping exists along Sunset Road and Jones Boulevard. Additionally, parking lot landscaping exists throughout the site. There are no required or proposed changes to the existing landscaping.

Elevations

The existing office building where the new school is proposed is comprised of a concrete panel exterior and glazed windows. There are also architectural features such as metal lattices and a tiled wall entryway provided. The building is 36 feet tall, and no changes are being proposed with this application.

Floor Plans

The total lease space is 11,661 square feet and consists of staff offices, vocational training rooms, a student lounge, and other related facilities. The vocational rooms are 2,282 square feet and 2,376 square feet respectively, for a total of 4,658 square feet of classroom space. The entire lease space is located on the second floor of the building.

Applicant's Justification

The applicant states the proposed school will occupy the second floor of an existing office building, and the school will be for students completing their PhDs in physical therapy, occupational therapy, speech pathology, and other similar fields of study. The applicant predicts that parking will be minimally impacted because students will only use the facilities for about 15 days every semester, as the course work being offered by the college is a hybrid of on-line and in-person instruction. The applicant expects the suite to be minimally occupied most of the time, with only some faculty and support staff being present. During student visits, the applicant predicts that around 120 individuals would be present at the facility.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0566-17	Reduced throat depth and an expansion to an existing office/retail complex	Approved by BCC	September 2017
ZC-1609-03 (ET-0014-16)	First extension of time for a zone change to reclassify 1.4 acres from R-E to C-2 zoning for an expansion to a shopping center	Approved by BCC	October 2016
ZC-0495-14	Reclassified 0.4 acres from R-E to C-2 zoning and design review for an office building on 3 acres	Approved by BCC	August 2014
TM-0087-14	Commercial subdivision	Approved by BCC	August 2014
TM-0060-13	Commercial subdivision - expired	Approved by PC	June 2013
ZC-0737-12	Original application to reclassify 1.4 acres from R-E to C-2 zoning with a design review for an expansion to an existing shopping center including retail pad sites on 2.4 acres	Approved by BCC	February 2013
WS-0063-08	Reduced drive aisle width with a design review for a retail pad site	Approved by BCC	March 2008
ZC-0511-01 (WC-0367-07)	Waiver of a conditions of a zone change requiring 30 feet of dedication for Bronco Street from Sunset Road to Wagon Trail Avenue	Approved by BCC	February 2008

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1348-07	Vacated easements and a portion of Sunset Road	Approved by BCC	February 2008
ZC-1609-03 (WC-0019-04)	Waiver of conditions of a zone change requiring a 15 foot wide landscape buffer along Jones Boulevard; and right-of-way dedication of 30 feet for Bronco Street, and 30 feet for Wagon Trail Avenue	Approved by BCC	March 2004
DR-2208-04	Retail pad site in conjunction with an existing shopping center	Approved by BCC	February 2005
WS-1902-04	Increased wall height for a portion of the shopping center	Approved by PC	December 2004
DR-0265-04	Shopping center on 8 acres	Approved by BCC	March 2004
ZC-1609-03	Zone boundary amendment to C-2 zoning for a future commercial development	Approved by BCC	November 2003
ZC-0511-01	Reclassified 54 acres from R-E to C-2 zoning for automobile sales complex with retail uses	Approved by BCC	July 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	IP (AE-60)	Office/warehouse complex
South	Business Employment	CG (AE-60)	Office building
East	Business Employment	CG (AE-60)	Restaurant/retail buildings
West	Business Employment	CG (AE-60)	Undeveloped

The subject site is located within the Public Facilities Needs Assessment (PFNA) area.

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.

As the courses being offered at the facility are a mix of on-line and in-person, the number of people at the facility should be low. Because of this, there should not be a significant impact to

the parking at the office building or the existing commercial center. Also, the addition of this new use should not have any adverse impact on any of the existing uses within the complex. For these reasons, 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 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

- Traffic study and compliance.

Fire Prevention Bureau

- Applicant is advised to contact the Building Department at (702) 455-3000 regarding a potential change in occupancy classification; and that any changes in occupancy classification may have impacts on both the site plan and construction.

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: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: SUNSET JONES, LLC

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135