

09/05/23 PC AGENDA SHEET

RETAIL SALES
(TITLE 30)

DEAN MARTIN DR/SUNSET RD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-23-0321-DEAN MARTIN SUNSET LLC:

USE PERMIT to allow retail sales in conjunction with an existing office/warehouse building on a portion of 2.5 acres in an M-D (Design Manufacturing) (AE-65) Zone.

Generally located on the north side of Sunset Road and the west side of Dean Martin Drive within Paradise. MN/sd/syp (For possible action)

RELATED INFORMATION:

APN:
162-32-411-018 ptn

LAND USE PLAN:
WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description

General Summary

- Site Address: 6455 Dean Martin Drive
- Site Acreage: 2.5 (portion)
- Project Type: Retail sales
- Number of Stories: 1 with mezzanine
- Square Feet: 4,752 (first floor)/2,301 (mezzanine)
- Parking Required/Provided: 136/144

Site Plans

The plans depict an existing office/warehouse building located in Paradise at the northwest corner of Dean Martin Drive and Sunset Road. Access to the property is from both Sunset Road and Dean Martin Drive. The existing commercial building is located within the center portion of the parcel with on-site parking along the perimeter of the property. The commercial building is broken up into separate suites with Suite L being the subject of this application, located on the southern end of the building.

Landscaping

Landscaping is not a part of this application.

Elevations

The existing building is 1 story with a flat roof behind a parapet wall.

Floor Plans

The plans depict a floor plan for retail sales with a showroom, utility room, breakroom and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant stated there are no proposed changes to the exterior of the building and no additional sign area will be needed. The applicant is looking to establish a retail store to provide services and products to the public.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-900745-17	Allowed a retail cannabis cultivation facility in conjunction with an existing medical cultivation facility	Approved by ZA	July 2017
UC-0312-14	Medical cannabis establishment (cultivation)	Approved by BCC	June 2014

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-D	Office/warehouse
South & East	Business Employment	M-1	Office/warehouse
West	Business Employment	M-1	Office/warehouse & outside storage

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 proposed retail use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood when considering the limited size of the retail floor space, and hours of operation. There is adequate parking available to accommodate a retail use at this location. 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 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.

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 that 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: BRICK & MORTARLESS FURNITURE

CONTACT: DEAN MARTIN SUNSET, LLC C/O SUN PROPERTY MANAGEMENT, 4471
DEAN MARTIN DR. STE 3606, LAS VEGAS, NV 89118