

01/21/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0700-OZ OPTICS HOLDINGS, INC.:

USE PERMITS for the following: **1)** outdoor dining and drinking; and **2)** restaurant and related facilities.

DESIGN REVIEWS for the following: **1)** modifications to building elevations; and **2)** outdoor dining and drinking areas in conjunction with a previously approved bathhouse and health club (personal services) facility on 3.35 acres in an IL (Industrial Light) Zone within the Airport Environs (AE-65) Overlay.

Generally located on the northeast corner of Decatur Boulevard and Patrick Lane (alignment) within Paradise. MN/md/kh (For possible action)

RELATED INFORMATION:

APN:

162-31-201-022

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 6090 S. Decatur Blvd.
- Site Acreage: 3.35
- Project Type: Bathhouse & health club (personal services) facility with outdoor dining, drinking, restaurant, & related uses
- Number of Stories: 2
- Building Height (feet): 42
- Square Feet: 43,484
- Parking Required/Provided: 179/182

History and Request

The project site was reclassified to an IL (previously M-1) zoning district by the Board of County Commissioners in May 2019 via NZC-19-0167. Use permits for a bathhouse, health club, and retail uses and design reviews for a bathhouse/health club facility and alternative landscaping were also approved with that request. Administrative Design Reviews, ADR-20-900538 and ADR-22-900480 were approved in December 2020 and August 2022, respectively, for site modifications including increasing the area of the building and relocating the trash enclosure. The building and site are currently under construction and the applicant is now requesting use permits for outdoor dining, drinking, and a restaurant. Design reviews are also

requested for modifications to the previously approved building elevations and the addition of outdoor dining and drinking areas. No modifications or revisions are proposed to the previously approved site plan and landscape plan.

Site Plans

The previously approved plans depict a 2 story building that is presently under construction and centrally located within the project site with the following setbacks: 1) 182 feet from the west property line adjacent to Decatur Boulevard; 2) 59 feet from the north property line; 3) 74 feet from the east property line, and 4) 58 feet from the south property line. Access to the project site is granted via an existing commercial driveway along Decatur Boulevard. The development requires 179 parking spaces where 182 parking spaces are provided. No modifications are proposed for the site or parking lot.

Landscaping

The previously approved plans depict a detached sidewalk along Decatur Boulevard consisting of a 5 foot wide landscape strip, 5 foot wide sidewalk, and a 12 foot wide landscape strip behind the sidewalk. Landscaping also includes approximately 20 foot wide landscape strips on both sides of the front drive aisle leading to the front of the building. Eight foot wide planter strips with block walls are located on the north, south, and east sides of the site, and landscaping fingers are provided throughout the parking lot. Parking lot landscaping is equitably distributed throughout the site. The outside dining areas are located on the first and second floor (east) of the building and measure 1,571 and 551 square feet in area, respectively.

Elevations

The previously approved plans depict a 2 story bathhouse and health club facility measuring up to 42 feet in height to the top of the parapet wall. The building consists of vertical rows of windows and includes architectural features to reduce the visual mass of the building such as overhangs, columns, and various surface planes. The modifications to the elevations include the previously approved exterior ceramic tiles being replaced with a 2 tone light beige and medium brown travertine tiles across the entire exterior of the building. For aesthetic purposes, the modifications also include embossed travertine tiles in a floral pattern that are visible on the west, east, and south elevations of the building.

Floor Plans

The previously approved plans depict a 2 story bathhouse and health club facility measuring 43,484 square feet. The first floor consists of a reception lobby with customer check-in, separate male and female locker rooms, 5 massage rooms, 5 Hamam/Turkish bath areas/rooms, an open health/fitness studio, and a marble showroom. The first floor restaurant area is located within the southeast portion of the building, with an outdoor dining and drinking area immediately adjacent to the restaurant. The second floor restaurant area is located within the north portion of the building, with an outdoor dining and drinking area immediately adjacent to the restaurant. Massage rooms occupy less than 25 percent of the public floor area per Title 30 standards for massage as an accessory use to a health club. The second floor includes an elevator/stair lobby, separate male and female locker rooms/changing rooms, additional health/fitness studio space, yoga room, and administrative office space.

Applicant's Justification

The applicant indicates that as part of the building improvements, the previously approved Ceramic Tile has been replaced with Travertine Tile. The Travertine Tile is a higher quality finish material consistent with a Class A spa facility. The applicant states, given the quality of the facility and services provided, it is necessary to include high end restaurants, bars and suitable areas for relaxing. The clients will include Day Spa guests and visitors enjoying a fine dining experience. Also, the facility will provide group events that will require a range of food options. The proposed uses should not impact the surrounding land uses as well as health, safety and welfare of the general public. The described uses, as described above, are complimentary in nature to the existing building with a positive impact to the entire project.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-22-900480	Increased the area of the building and increase building height back to original height of 42 feet	Approved by ZA	August 2022
ET-21-400151 (NZC-19-0167)	First extension of time to reclassify the project site from an R-E (now RS20) and PF Zone to an M-D (now IL) Zone with use permits for a bathhouse, health club, and retail uses and design reviews for a bathhouse/health club facility and alternative landscaping	Approved by BCC	November 2021
ET-21-400107 (VS-19-0126)	First extension of time to vacate and abandon patent easements - recorded	Approved by PC	August 2021
ADR-20-900538	Increased the area of the building, relocate the trash enclosure, and reduce the building height to 40 feet	Approved by ZA	December 2020
VS-20-0351	Vacated and abandoned a portion of right-of-way being Decatur Boulevard - recorded	Approved by PC	October 2020
NZC-19-0167	Reclassified the project site from an R-E (now RS20) and PF Zone to an M-1 (now IL) Zone with use permits for a bathhouse, health club, and retail uses and design reviews for a bathhouse/health club facility and alternative landscaping	Approved by BCC	May 2019
VS-19-0126	Vacated and abandoned government patent easements - recorded	Approved by PC	April 2019

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	CG & PF (AE-65)	Undeveloped
South	Public Use	PF (AE-65)	Drainage channel & detention basin

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Public Use	PF (AE-65)	Drainage channel & detention basin
West	Business Employment	IL (AE-65)	Warehouse building with outdoor storage of wholesale building materials

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 Permits

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's primary concerns with these types of uses are to ensure compatibility with existing and planned surrounding land uses in the immediate area and that there is adequate on-site parking. Staff finds the proposed outdoor dining, drinking, and restaurant uses are appropriate at this location and comply with parking requirements. Staff does not anticipate any negative or adverse impacts from the uses and finds the uses are compatible with the existing development in the surrounding area. Furthermore, the proposed uses place no additional demands on the site in terms of required parking, landscaping, or other design features. Therefore, staff recommends approval.

Design Reviews

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Staff finds the proposed modifications to the elevations, consisting of Travertine Tile, should further enhance the aesthetics and design of the building. The addition of the outdoor dining and drinking areas are consistent with a restaurant use and will provide a further amenity to the patrons of the facility. Therefore, staff recommends approval of these requests.

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; 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; approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license or approval; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance.

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:

APPROVALS:

PROTESTS:

APPLICANT: O Z OPTICS HOLDINGS, INC.

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