

03/16/21 PC AGENDA SHEET

HEALTH CLUB
(TITLE 30)

DEAN MARTIN DR/HOTEL RIO DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-21-0031-CY & RI HERITAGE INN PALMDALE ETAL & CY HERITAGE INN
DAYTON, INC:**

USE PERMIT for a health club within an existing commercial/industrial complex on a portion of 10.2 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the west side of Dean Martin Drive, 150 feet south of Hotel Rio Drive within Paradise. MN/lm/jd (For possible action)

RELATED INFORMATION:

APN:

162-20-214-003 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 4325 Dean Martin Drive, Suite 315
- Site Acreage: 10.2 (portion)
- Project Type: Health club
- Number of Stories: 1
- Square Feet: 5,110 (lease space)
- Parking Required/Provided: 495/515

Site Plans

The plans depict an existing commercial and office/warehouse complex consisting of 6 buildings on 10.2 acres. The proposed health club is an expansion of a previously approved minor training facility (VivaCity Fitness) and occupies a portion of the westerly and central building within the complex. Parking is provided on-site and exceeds Code requirements. Access to the complex is provided from Dean Martin Drive and Aldebaran Avenue.

Landscaping

There are existing landscape areas along portions of Dean Martin Drive and Aldebaran Avenue. Other landscape areas are located adjacent to the buildings and along driveways and parking areas. There are no changes proposed or required with this application.

Elevations

The structure is a 1 story building with a flat roof behind parapet walls. The exterior of the building has stucco finish with glass store front windows and entry.

Floor Plan

The 5,110 square foot total lease area consists of a previously approved lobby, locker rooms, and workout space (cross fit) with an expansion to the south for an additional gym (treadmill training studio) and administrative spaces.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the request is for an expansion into the adjoining suite for additional group fitness and person training space for members. The hours of operation are from 6:00 a.m. to 8:00 p.m. Monday through Friday, and 9:00 a.m. to 12:00 p.m. Saturday and Sunday, where members must schedule specified class times.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0297-17	Minor training facility (fitness center)	Approved by PC	June 2017
UC-0431-16	Personal services (body cryotherapy and hydrofacial, cool sculpting, and laser hair removal)	Approved by PC	August 2016
UC-0445-15	Retail sales (sporting goods)	Approved by PC	September 2015
UC-0296-14	Postal services	Approved by PC	June 2014
UC-0176-13	Major training facility (dance studio)	Approved by PC	June 2013
UC-0286-10	Personal services (day spa)	Approved by PC	August 2010
ZC-1291-07	Reclassified the site to H-1 zoning for a resort hotel, resort condominiums, and associated commercial uses	Approved by BCC	January 2008
ZC-070-87	Reclassified the site to M-1 zoning for a commercial development consisting of offices, retail shops, stores, and office warehouse facilities	Approved by BCC	April 1987
UC-161-86	Commercial development consisting of offices, retail shops, and stores in an H-1 zone (portion)	Approved by PC	June 1986

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial Tourist	H-1 & M-1	Hotel Rio Drive/ Flamingo Road/I-15 Intersection, commercial & industrial
South & West	Commercial Tourist	H-1	Commercial & industrial
East	Commercial Tourist	H-1	I-15 & Bellagio Resort Hotel

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current 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 Comprehensive 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 use (health club) is an expansion of an existing minor training facility (fitness center) where the development Code was recently updated to clarify health club facilities. There are no known negative impacts of the existing fitness center to the existing businesses in the complex. The existing on-site parking still exceeds Code requirements and will accommodate the proposed use and existing businesses in the complex. Staff finds that the proposed use is compatible with the existing uses in the complex and can support the 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current 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.

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: JOSEPH TEPE

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