

11/05/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0500-GLOBAL INVESTMENT GROUP, LLC:

USE PERMIT to allow a recreational or entertainment facility.

WAIVER OF DEVELOPMENT STANDARDS to reduce parking for an existing office/warehouse building on 2.06 acres in an IP (Industrial Park) Zone within the Airport Environs (AE-60) Overlay.

Generally located on the south side of Post Road and the west side of Santa Margarita Street within Spring Valley. MN/nai/kh (For possible action)

RELATED INFORMATION:

APN:

163-35-401-002

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the number of parking spaces to 61 spaces where 81 spaces are required per Section 30.04.04D (a 25% reduction).

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 6823 W. Post Road
- Site Acreage: 2.06
- Project Type: Recreational or entertainment facility (volleyball) and avocational training (volleyball skills)
- Number of Stories: 2
- Building Height (feet): 37
- Square Feet: 40,010 (total)/17,670 (lease space)
- Parking Required/Provided: 81/61

Site Plan

An existing 40,010 square foot office/warehouse facility consisting of a single building is located in the central portion of the site with parking shown on the north, south, and west sides of the building. The building is set back 26 feet from Santa Margarita Street to the east, 58 feet from Post Road to the north, and the interior side setbacks are shown at approximately 63 feet from the south property line and 53 feet from the west property line. All loading areas are located on

the south side of the building that is internal to the site. There is an access point shown along Santa Margarita Street to the east and an access point shown along Post Road to the north.

Landscaping

The existing street landscaping consists of a 19 foot wide landscape area behind an attached 5 foot wide sidewalk along Santa Margarita Street and a 9.5 foot wide landscape area behind an attached 5 foot wide sidewalk along Post Road. Additional landscaping with shrubs and ground cover is shown within 3 foot wide landscape strips along the west and south perimeter of the development.

Elevations

The existing 37 foot high building has a contemporary architectural design consisting of painted concrete tilt-up panels with glass store fronts and vertical and horizontal reveal lines. There are surface plane and color variations consisting of walls that are off-set with contrasting design schemes. The height of the building varies slightly and has been designed to break-up the roofline and enhance the overall look of the building. The overhead doors are located on the south side of the building that is internal to the site.

Floor Plans

The existing 40,010 square foot office/warehouse building has 2 separate suites. The volleyball facility will use one of suites for their business. The first level shows an open warehouse area that is 17,670 square feet with an incidental 1,216 square foot office space. On the second floor there is another office that is 1,119 square feet.

Applicant's Justification

The applicant wants to convert a portion of an existing office/warehouse building into a volleyball facility. This facility will provide a venue for youth and adult leagues, training programs, and community events and provide opportunities for senior residents and home-schooled children for open play and lessons for volleyball. The applicant is applying for a waiver of development standards to reduce the parking requirement to have 61 parking spaces instead of the required 81 spaces. The applicant believes that due to the existing parking capacity on the premise, along with the additional public parking adjacent to the facility, the parking waiver is justified.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-20-0409	Vacated and abandoned of patent easement	Approved by PC	November 2020
NZC-20-0018	Reclassified 2.5 acres from C-2 to M-D zoning for an office/warehouse	Approved by BCC	May 2020
WS-0366-10	Communication and office building with waivers for off-sites and a parking reduction - expired	Approved by BCC	December 2010
DR-1066-05	Office complex consisting of 3 buildings - expired	Approved by PC	August 2005

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1079-97	Reclassified this site to C-2 zoning for a ministorage complex	Approved by BCC	August 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial	CP (AE-60)	Office complex
South & West	Corridor Mixed-Use	CG (AE-60)	Office building
East	Corridor Mixed-Use	IP (AE-60)	Office/warehouse

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 use of the site as a volleyball facility will not impact the surrounding office buildings and warehouses. The site has access to streets that have transitioned, or are in the process of transitioning, to commercial and industrial uses. However, the proposed use relies on the associated waiver of development standards for parking, which staff finds excessive. Therefore, staff cannot support this request.

Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Staff finds that the request to reduce parking may have impacts on the surrounding properties and streets. Recreational facilities can operate cohesively with light industrial uses when hours of operation of the uses are different. In this case, the applicant is proposing to have the use

open during typical business hours of the surrounding developments. The result will be a lack of on-site parking, which could cause customers to park on properties that are not affiliated with the recreational facility. Therefore, staff cannot support this request.

Staff Recommendation

Denial.

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

If approved:

- 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 if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC: Spring Valley - denial.

APPROVALS:

PROTESTS:

APPLICANT: PURE VOLLEYBALL, LLC

CONTACT: PURE VOLLEYBALL, LLC, 8817 S. CIMARRON ROAD, LAS VEGAS, NV 89113