

10/04/23 BCC AGENDA SHEET

TRAINING FACILITY - MINOR
(TITLE 30)

SUNSET RD/TENAYA WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-23-0491-TENAYA LOFTS, LLC:

DESIGN REVIEWS for the following: **1)** minor training facility with accessory retail uses (dog training); and **2)** finished grade on 1.8 acres in a C-1 (Local Business) (AE-60) Zone within the CMA Design Overlay District.

Generally located on the northwest corner of Sunset Road and Tenaya Way within Spring Valley. MN/sd/syp (For possible action)

RELATED INFORMATION:

APN:

163-34-401-025

DESIGN REVIEWS:

1. A minor training facility with accessory retail uses (dog training).
2. Increase finished grade by 4.5 feet where a maximum of 3 feet is the standard per Section 30.32.040 (a 50% increase).

LAND USE PLAN:

SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.8
- Project Type: A minor training facility with accessory retail uses (dog training)
- Number of Stories: 1
- Building Height (feet): 35
- Square Feet: 58,283
- Parking Required/Provided: 40/50

Site Plans

The plans depict a new commercial building that will be utilized as a minor training facility for dog training with accessory retail uses. The plans depict a use for a premier dog training facility which is located on the southeast portion of the parcel. Access is from both Sunset Road and

Tenaya Way. Parking is shown along the western property line and along the north property line. The property will be fenced and gated, with the ingress gate open during business hours. A walking path is shown around the perimeter of the building.

Landscaping

Landscaping is shown along Sunset Road and Tenaya Way with landscaping shown every 6 spaces with landscape islands. Landscaping consists of trees, shrubs, and groundcover and include 24 inch box trees along the perimeter of the property planted 20 feet apart with 1 row on each side of sidewalk. Other types of landscaping proposed decomposed granite, desert landscaping, grass (or artificial turf) with shrubs and bushes. Detached sidewalks are shown along Tenaya Way and Sunset Road. All groundcover, shrubs, and trees with non-invasive root system adjacent to pavement, wall will maintain deep root system and will cover more than 50 percent of landscape areas.

Elevations

The plans depict a commercial building that is up to 35 feet in height with varying rooflines. The exterior materials will be tilt-up concrete panels with different finishes.

Floor Plans

The plans depict various rooms, including offices, main lobby, restrooms, grooming area, training rooms, pool area, and storage rooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The scope includes a dog diving pool, indoor flexible training area, connected outdoor training, shell for future retail tenants, grand lobby space, site parking, landscaping, and supporting spaces. The dog training facility will house various classes including swimming/diving in the pool area and rotating classes in the flexible training spaces typically divided into 2 areas. The classes will be a mix of public and private groups, with most having 5 dogs per handler. At any given time throughout the training facility there would be roughly 5 to 8 staff, 10 to 15 dog owners awaiting their class or appointment, and 15 to 30 dogs in class.

The flexible training space will primarily be utilized for puppy training, general dog training and competitive fly-ball training. The proposed retail spaces are planned for future pet related retail; however, the applicant understands these uses will require future permits. A design review for increased fill is required of up to 4.5 feet due to drainage requirements.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-2176-98	Convenience store with gasoline pumps	Approved by PC	January 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East & West	Business Employment	M-D, C-2, & R-E	Warehouse/training facility & undeveloped

This site is in the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
VS-23-0494	A vacation and abandonment of easements and right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**Design Review #1

Staff finds that the variation in the roofline and the color scheme of the building will create an interesting, attractive, and varying appearance to the site. The proposed building is appropriate in height, intensity and scale with the area. Adjacent properties are either undeveloped or have manufacturing uses. The proposed major training facility is compatible with the surrounding area, will be adequately served by public facilities, and will not impose an undue burden to local services. Overall, staff finds that the training facility building as proposed is well designed and appropriate at this location; therefore, staff can support this review.

Public Works - Development ReviewDesign Review #2

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

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

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the installation and use of cooling systems that consumptively use water will be prohibited; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Sunset Road improvement project.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that the installation of detached sidewalks will require the granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions; and that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0284-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: NICHOLAS VOELL-WHITE

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