

01/04/22 PC AGENDA SHEET

MAJOR TRAINING FACILITY
(TITLE 30)

MAULE AVE/JONES BLVD

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-21-0667-SV LAND, LLC:

USE PERMIT for a major training facility.

WAIVER OF DEVELOPMENT STANDARDS for reduced parking in conjunction with an existing commercial complex on 5.0 acres in an M-1 (Light Manufacturing) Zone in the CMA Design Overlay District.

Generally located on the south side of Maule Avenue, 950 feet west of Jones Boulevard within Enterprise. MN/jor/jo (For possible action)

RELATED INFORMATION:

APN:

176-02-711-002 through 004

WAIVER OF DEVELOPMENT STANDARDS:

Reduce parking to 246 spaces where 329 spaces are required (a 25% decrease).

LAND USE PLAN:

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 6255 W. Maule Avenue (applicant's site – Suite 150), 6280 W. Badura Avenue, and 6260 W. Badura Avenue
- Site Acreage: 5
- Project Type: Proposed major training facility (Martial Arts)
- Number of Stories: 1
- Square Feet: 10,969 (Building A)/5,960 (Lease space for proposed major training facility – martial arts)/39,539 (Building B)/13,367 (Building C)
- Parking: 246 provided for the entire complex (parking reduction previously approved via ZC-0090-04)/329 required with new parking calculation

History & Site Plan

ZC-0090-04 reclassified a 5 acre parcel located south of Maule Avenue, north of Badura Avenue, and 950 feet west of Jones Boulevard from C-2 to M-1 zoning. The zone change included a use permit to allow retail as a principal use, waivers for reduced parking (246 parking

spaces), allow tandem parking, and a design review for vehicle paint and body shop and retail buildings.

The overall site plan from the zone change includes 3 buildings on 3 separate parcels. Building A is located on the northernmost portion of the complex (APN 176-02-711-002), and north of Building B which is centrally located (APN 176-02-711-003). Building C is located on the southern portion of the complex (APN 176-02-711-004). Commercial driveways are located along the northernmost property line adjacent to Maule Avenue, and along the southernmost property line adjacent to Badura Avenue. Two hundred forty-six parking spaces are provided throughout the entire complex.

The applicant is proposing a major training facility (martial arts) establishment in the existing northernmost commercial building (Building A) on the subject parcel. This commercial building is located south of Maule Avenue. There is an existing vehicle repair facility on the easternmost portion of the building. Building B and Building C are currently utilized as vehicle repair facilities.

Currently the site provides 246 parking spaces which was a previously approved parking reduction with ZC-0090-04. The parking reduction request is to update the number of required parking to 329 spaces where 310 spaces were previously presented with ZC-0090-04. Since there are no retail establishments as a principal use, the required/provided parking was recalculated for the current uses for the entire complex. Staff finds that the entire complex currently includes vehicle repair establishments only, and the applicant is proposing to include a major training facility for martial arts.

Landscaping

Landscaping exists on-site and is neither required nor a part of this request.

Elevations

Submitted photos for Building A depict a 1 story building with sand texture exterior plaster painted walls, decorative metal canopies, parapet style roof, black aluminum door and window systems, and roll-up doors.

Floor Plans

The proposed major training facility includes an entry way, mat area, waiting area, office, restrooms, weight room, and a punching bag area. The overall area of the lease space is 5,960 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The proposed major training facility (The Wand Fight Team) provides mixed martial arts classes to the community. There will be no more than 40 students inside the facility. Classes are offered for the majority of the week, primarily in the evenings. The proposed major training facility will

not cause any parking complications because the majority of the complex is closed when the applicant will be conducting classes.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0090-04 (ET-0031-07)	First extension of time to reclassify 5 acres from C-2 to M-1 zoning for a vehicle paint and body shop and retail buildings; use permit to allow retail uses as a principal use; waivers for reduced parking, allow tandem parking; and a design review	Approved by BCC	March 2007
TM-0117-06	1 lot commercial subdivision	Approved by PC	April 2006
ZC-0090-04	Reclassified 5 acres from C-2 to M-1 zoning for a vehicle paint and body shop and retail buildings; use permit to allow retail uses as a principal use; waivers for reduced parking, allow tandem parking; and a design review	Approved by BCC	February 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-D	Undeveloped
South	Residential High	R-3	Vehicle repair facility (Building B)
East	Business and Design/Research Park	R-E	Undeveloped
West	Business and Design/Research Park	M-D	Distribution center

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit

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. Staff finds that the proposed use is appropriate for the site and should not negatively impact the surrounding businesses within the complex. Per the applicant the classes are primarily held in the evenings which should not hinder the existing vehicle repair business within Building A. Parcels to the north, west, and east are still undeveloped; therefore, the proposed major training facility should have minimal impact to the neighborhood and staff supports this request.

Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative. The entire complex is currently occupied by vehicle repair establishments.

Staff typically does not support parking reduction requests; however, this request does not reduce the amount of existing parking spaces. The re-calculation of the parking spaces based on vehicle repair establishments within the complex results in an increase in required parking to 329 spaces where 310 spaces were previously presented with the zone change. Currently, there are 246 parking spaces located throughout the site, with cross-access provided between all 3 parcels. The existing vehicle repair establishments in all 3 buildings close in the evening, which is around the same time that most of the applicant's classes are being held. Staff finds the request to be rational and the proposed use will not negatively impact the parking within the complex.

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: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: THAISA SIMOES MONTEIRO

CONTACT: THAISA SIMOES MONTEIRO, LT MARTIAL ARTS LLC, 6314 SCREE CT,
LAS VEGAS, NV 89139