

TRAINING FACILITY
(TITLE 30)

UPDATE
PATRICK LN/ANNIE OAKLEY DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0631-MCCOMBS, NICHOLAS & SHORT, WHITNEY & BILL:

HOLDOVER USE PERMIT for a minor training facility.

WAIVER OF DEVELOPMENT STANDARDS to reduce the driveway departure distance from the intersection.

DESIGN REVIEW for a proposed fitness training facility on 1.0 acre in a C-P (Office and Professional) (AE-60) Zone.

Generally located on the north side of Patrick Lane, 490 feet east of Annie Oakley Drive within Paradise. JG/rk/jo (For possible action)

RELATED INFORMATION:

APN:

161-31-603-033

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the departure distance from a driveway to a street intersection to 6 feet along Patrick Lane where 190 feet is the minimum per Chapter 30.52 and Uniform Standard Drawing 222.1 (a 97% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - OFFICE PROFESSIONAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1
- Project Type: Proposed CrossFit training facility
- Number of Stories: 1
- Building Height (feet): 34
- Square Feet: 6,400
- Parking Required/Provided: 20/20

Site Plans

The plans depict a proposed CrossFit training building located near the northern portion of the site with parking shown along the east property line adjacent to a private street. Internal

walkways provide access throughout the site creating pedestrian connections between the streets, parking lots, and buildings. The proposed building is set back 171 feet from Patrick Lane, 27 feet from the north property line, and 78 feet from the east property line. Access to the site is shown from 1 driveway on Patrick Lane. Also shown on plans is an emergency access gate to the private street to the east. Finally, a waiver of development standards is necessary to reduce the departure distances from the intersection of the private street to the proposed driveway.

Landscaping

The plans depict a 10 foot wide landscape area with an attached sidewalk on Patrick Lane. Along the east property line, a 10 foot wide landscape area with trees shown 30 feet apart will be provided, and along the north property line the landscape buffer will provide trees 20 feet apart per Figure 30.64-11. Interior to the site, landscaping is distributed throughout the parking lot and around portions of the building footprint.

Elevations

The plans depict a 1 story, 34 foot high building with a pitched metal gabled roof. The majority of the roofline is shown at 30 feet. The building materials consist of pre-finished decorative metal siding with smooth stucco finish elements, metal canopies, windows, and a roll-up door on the north elevation of the building. There are color variations consisting of walls that have contrasting design schemes.

Floor Plans

The plans show a 6,400 square foot fitness center with a reception desk, juice bar, training area, conference room, offices, and restrooms with showers.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates this is a 'boutique' CrossFit fitness training center that operates as a nonprofit to provide free memberships to disabled military veterans. The intended hours of operation are Monday through Friday from 6:00 a.m. to 10:00 a.m., 4:00 p.m. to 7:30 p.m., Saturday 9:00 a.m. to 12:00 p.m. and closed on Sunday. The building is scaled to fit within the surrounding contextual buildings of single story accessory structures and 2 story single family residential properties. A gable roof with barn style clerestory windows is designed to reduce the visual scale of the building and to be residential in character similar to the existing storage barn building on the adjacent lot to the west. Furthermore, the waiver of development standards is required to reduce the driveway departure distance from the intersection since this cannot be physically accommodated because the subject site is less than 190 feet wide.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0900-17	Proposed assisted living facility on this site and the parcel to the east	Denied by BCC	July 2018

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-2181-04	Reclassified the north half of the parcel to C-P zoning with a design review for a parking lot and office building	Approved by BCC	May 2005
ZC-1624-98	Reclassified the south half of the parcel to C-P zoning	Approved by BCC	October 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family residential
East	Office Professional & Rural Neighborhood Preservation (up to 2 du/ac)	C-P & R-E	Undeveloped & single family residential
South	Business and Design/Research Park	M-D	Contractor's office & undeveloped
West	Office Professional	C-P	Office building

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.

Low intensity 'boutique' CrossFit fitness training center is appropriate and compatible with office developments. Additionally, the site will provide adequate parking for customers; therefore, staff does not anticipate any adverse impacts and finds that the use is compatible with the existing developments and surrounding area.

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.

Design Review

Overall, staff finds that the fitness training center is well designed and appropriate at this location. However, staff has concerns that the design of the building having a roll-up door in the back facing existing residential is not consistent with Urban Specific Policies: Policy 68, which encourages overhead roll-up doors to be screened and not directed toward public streets or less intense uses. Therefore, staff can support this request if the overhead roll-up door is removed and eliminated from all elevations of the building.

Public Works - Development Review

Waiver of Development Standards

The proposed commercial driveway on Patrick Lane has a number of safety concerns. Based on the site plan submitted by the applicant and various aerial photos of the site, there are utility poles within the sight visibility zones. Sight visibility zones cannot be waived or varied, so the applicant must make the necessary revisions to ensure that vehicles can safely enter and exit the site. Patrick Lane is a major collector street that sees a high volume of traffic combined with the reduction in the departure distance, drivers will be unable to judge the speed and distance of those traveling along Patrick Lane with those obstructions as well as vehicles exiting the private street. Therefore, staff cannot support this request.

Staff Recommendation

Approval of the use permit and design review; denial of waiver of development standards.

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

If approved:

- Remove the overhead roll-up door from plans on file;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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

- Drainage study and compliance;
- Traffic study and compliance.
- Applicant is advised that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones; and that the installation of detached

sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

Building Department - Fire Prevention

- 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.

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 #0404-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Paradise - approval (limit class sizes to 15 people maximum; 20 vehicles maximum; and emergency gate to be opaque).

APPROVALS:

PROTESTS: 8 cards

COUNTY COMMISSION ACTION: December 22, 2021 – HELD – To 01/05/22 – per Commissioner Gibson.

APPLICANT: MCHORT, LLC

CONTACT: GRN VISION LLC, 606 S. 9TH ST., LAS VEGAS, NV 89101