

06/21/22 PC AGENDA SHEET

TRAINING FACILITY (MAJOR)
(TITLE 30)

PAMALYN AVE/BERMUDA RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0251-JENNIFER PARK, LLC:

USE PERMIT for a major training facility (volleyball training and practice).

WAIVER OF DEVELOPMENT STANDARDS to reduce parking in conjunction with an existing office/warehouse complex on 4.0 acres in an M-D (Designed Manufacturing) (AE-60) Zone.

Generally located on the south side of Pamalyn Avenue, 600 feet east of Bermuda Road within Paradise. MN/jgh/syp (For possible action)

RELATED INFORMATION:

APN:

177-03-201-009

WAIVER OF DEVELOPMENT STANDARDS:

Reduce on-site parking to 100 spaces where 194 spaces are required (a 48% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 555 E. Pamalyn Avenue, Suite A-1
- Site Acreage: 4
- Project Type: Major training facility (volleyball training and practice)
- Number of Stories: 1
- Square Feet: 16,156 (lease area)/ 96,000 (total building area)
- Parking Required/Provided: 194/100

Site Plans

The plans show an existing office/warehouse complex from which the applicant is requesting to operate their business. The 16,156 square foot lease space is located near the west half of the office/warehouse building. Access to the site is from Pamalyn Avenue. A total of 100 parking spaces are provided, where a minimum of 194 spaces are required.

Landscaping

No changes are proposed or required to the existing landscaping.

Elevations

The photos depict a 1 story, office/warehouse building constructed of masonry block walls with a flat parapet roofline. Overhead roll-up doors are shown on the south elevation.

Floor Plans

The plans show a 16,156 square foot lease area consisting of bathrooms, office spaces, and 4 volleyball courts. The courts are separated by divider nets, and bleacher areas.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant indicates that the purpose of this business is to provide a safe and fun outlet for youth volleyball. The facility operates during non-business hours of the warehouse facility. The applicant indicates that the reduction of parking will not impact the site because the volleyball courts will be in use after most businesses in the area have closed.

Prior Land Use Requests

Application Number	Request	Action	Date
VC-1297-98	Reduced the number of required parking spaces to 91 where 113 spaces are required	Approved by PC	September 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Business Employment	M-1	Office/warehouse buildings
East	Business Employment	M-D & M-1	Office/warehouse building & office complex
West	Business Employment	M-1	Outside storage

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 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 will not be more intense than the current industrial uses on the property and is compatible with the surrounding area. The request complies with the Master Plan, which encourages implementing a comprehensive land use plan to promote economic viability and employment opportunities that are compatible with adjacent land uses; therefore, staff can support 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.

Typically, staff does not support a reduction in parking by the amount requested; however, the site was previously approved with a reduction to the required parking (VC-1297-98) with no known complaints for on-site parking issues; therefore, staff can support this 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 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.

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: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: JENNIFER PARK LLC

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