

08/02/22 PC AGENDA SHEET

HEALTH CLUB
(TITLE 30)

PECOS RD/SUNSET RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0337-GATEWAY BUSINESS CENTER, LLC:

USE PERMIT to allow a health club within an office/warehouse complex on a 2.9 acre portion of 6.0 acres in an M-D (Designed Manufacturing) (AE-70 & AE-65) Zone.

Generally located on the east side of Pecos Road, approximately 400 feet north of Sunset Road within Paradise. JG/nr/syp (For possible action)

RELATED INFORMATION:

APN:

161-31-410-021 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 6360 Pecos Road, Suite 11
- Site Acreage: 2.9 (portion)
- Project Type: Health club
- Number of Stories: 1
- Square Feet: 3,636
- Parking Required/Provided: 1,315/1,435

Site Plan

The plan shows an existing office/warehouse building perpendicular to Pecos Road. Parking for the site is located on the north and east sides of the building with an entrance and alleyway from Pecos Road on the south side of the building. The site is part of an overall complex to the north, south, and east sides of the subject building. The main entrance to the site is from Pecos Road.

Landscaping

Existing landscaping is located along the street frontages as well as throughout the interior of the site.

Elevations

The existing building is 1 story with a flat roof behind parapet walls. The walls are painted a neutral color with turquoise accents.

Floor Plans

The plans show a 14 suite office/warehouse building. The proposed leased area is 3,636 square feet with 7 private studios, restrooms, storage, and an office.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed health club's goal is to provide customers with the "home gym" feel by providing individual studios to use by appointment only. The overall office/warehouse complex has ample parking to accommodate the proposed use.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-22-0116	Major Training Facility	Approved by PC	April 2022
UC-0015-14	Banquet facility	Approved by PC	March 2014
UC-0588-10	Health Club	Approved by PC	February 2011
UC-0898-01	Office and retail use as a primary use (this was for the 20 acre master parcel that included the subject parcel)	Approved by PC	August 2001
VC-2235-97	Reduced parking for an office warehouse complex	Approved by PC	January 1988
ZC-0972-95	Reclassified the site to M-D zoning for an office/warehouse complex	Approved by BCC	July 1995

There have been several additional applications approved on this site for retail and special uses.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & East	Business Employment	M-D	Commercial & industrial uses
West	Business Employment	C-2 & M-D	Convenience store & undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

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 health club will not result in undue adverse effects on the adjacent property, character of neighborhood, or traffic conditions, and there is adequate parking to support the proposed use. The health club will be in harmony with the purpose, goals, and standards of Title 30; therefore, staff can support the request.

Department of Aviation

The property lies within the AE-70 (70 - 75 DNL) and the AE-65 (65 - 70 DNL) noise contours for Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade Harry Reid International Airport facilities to meet future air traffic demand.

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.

Department of Aviation

- Incorporate exterior to interior noise level reduction into the building construction as required by Code for use.

- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations, which was constructed after October 1, 1998; and that funds will not be available in the future should the owners wish to have their buildings purchased or soundproofed.

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: DISTANT FITNESS

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