

09/06/22 PC AGENDA SHEET

MAJOR TRAINING FACILITY
(TITLE 30)

FLAMINGO RD/EASTERN AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0390-POINTE FLAMINGO HOLDINGS LLC:

USE PERMIT to allow a major training facility within an existing office/retail complex on 2.2 acres in a C-2 (General Commercial) Zone.

Generally located on the north side of Flamingo Road and the east side of Eastern Avenue within Paradise. TS/hw/syp (For possible action)

RELATED INFORMATION:

APN:

162-13-401-008; 162-13-406-010; 162-13-406-011; 162-13-406-014; 162-13-406-015; 162-13-406-016

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4040 S. Eastern Avenue
- Site Acreage: 2.2
- Project Type: Major training facility
- Number of Stories: 3
- Square Feet: 10,693
- Parking Required/Provided: 495/501

Site Plans

The site plan depicts an existing office/retail complex located at the northeast corner of Eastern Avenue and Flamingo Road. The complex was originally approved by UC-0855-98 but was subsequently amended and expanded by UC-0586-00 and DR-0797-04. The plans show the complex being comprised of 4 buildings. One L-shaped building in the eastern half of the property and 1 square shaped building in the northern portion of the site that are primarily used for offices. The plan also shows 2 pad site buildings in the southern and southeastern portions of the property that primarily contain retail and restaurant uses. Parking is located throughout the site but is mainly located on the western portion of the site. A parking garage is also provided and is located on the eastern portion of the site. Access is provided by 2 driveways on Eastern Avenue, 1 driveway on Flamingo Road, and 1 driveway that provides cross-access to the parcel

to the north. The northeast portion of the subject site is undeveloped and is reserved for future development. The proposed major training facility is located on the third floor of the L-shaped building located on the eastern portion of the site.

Landscaping

Landscape buffers are shown on the northern and eastern property lines that consist of a mix of shrubs and trees. Street landscaping is also provided along the Eastern Avenue and Flamingo Road frontages. Landscaping is also provided throughout the site and within the parking lot. Landscaping is not a part of this request.

Elevations

The photos provided show the existing building, where the major training facility is proposed, is a 3 story building with a flat roof and pyramidal parapets. The building is primarily beige and khaki stucco with large pane windows.

Floor Plans

The proposed major training facility is located within the building marked “C” on the site plan, which has an overall area of 54,302 square feet. The floor plan includes a lease space with an overall area of 10,693 square feet. The different areas of the lease space include the following: 4 office spaces, 2 conference rooms, breakroom, 3 training and assembly rooms, exam simulation room, and restrooms.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant indicates that they intend to use the site as a secondary office space that will house managerial staff and a customer service support team for a dental manufacturer located out of state. The space will also be used by their sales team to conduct product trainings and demonstrations. These trainings will require between 1 to 6 employees and will have between 15 to 40 attendees during peak times. The hours of operation of the facility will be Monday through Saturday from 8:00 a.m. to 5:00 p.m. with some trainings occurring on Sunday, as well. They anticipate that most trainings will occur Friday and Saturday. They also state that the facility will not provide any patient care.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0797-04	Office/Retail complex with a retail and restaurant building with a drive-thru	Approved by BCC	June 2004
UC-0586-00 (ET-0208-01)	First Extension of Time for an office/retail complex expansion	Approved by BCC	July 2001
VS-1100-00	Vacated patent easements	Approved by BCC	September 2000
UC-0586-00	Office/Retail complex expansion	Approved by BCC	June 2000

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0151-91 (WC-0050-99)	Waived the condition requiring no access to Euclid Street	Withdrawn	June 1999
UC-0855-98	Office/Retail Complex	Approved by BCC	July 1998
UC-0679-95	Office/Retail Complex - expired	Approved by BCC	May 1995
VC-1418-94	Restaurant with bar	Approved by PC	September 1994
ZC-0151-91	Reclassified from R-1 to C-2 zoning for an office/retail complex	Approved by BCC	October 1991

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use, Neighborhood Commercial, & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	C-2, C-P, & R-1 (RNP-III)	Retail & single family
South	Corridor Mixed-Use & Public Use	C-2 & R-1	Medical office & place of worship
East	Corridor Mixed-Use & Compact Neighborhood (up to 18 du/ac)	C-2 & R-3	Hotel & Multiple family residential
West	Corridor Mixed-Use	C-1	Retail & commercial office

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 site will primarily function as an office and sales space, but when functioning as a training facility, the maximum number of 40 people would not significantly exceed the number of people that might attend work at an office of a similar size. Furthermore, the trainings as proposed will occur mostly on the weekends when other businesses are closed or when there are significantly less people on the site. The parking on the subject site is sufficient for the existing uses, as well as the proposed office and classroom uses. The training facility aspect is not a use that would be out of character for the existing complex and the surrounding uses, and may positively impact the restaurant and retail uses nearby; therefore, staff finds that the proposed major training

facility will not have a negative impact to properties within the surrounding area and can support the 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: POINTE FLAMINGO HOLDINGS LLC

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