

HEALTH CLUB
(TITLE 30)

SUNSET RD/DURANGO DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-22-400122 (ZC-19-0892)-LTF REAL ESTATE COMPANY INC:

WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: **1)** increase building height; **2)** increase height of exterior fixtures (luminaries) mounted on a building; **3)** reduce landscaping; and **4)** alternative driveway geometrics.

DESIGN REVIEWS for the following: **1)** alternative parking lot landscaping; and **2)** health club with accessory commercial uses on 15.2 acres in a C-2 (General Commercial) Zone in the CMA Design Overlay District.

Generally located on the east side of Durango Drive and the north side of Rafael Rivera Way within Spring Valley (description on file). MN/dd/syp (For possible action)

RELATED INFORMATION:

APN:

176-04-101-025; 176-04-101-026

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 60 feet where 50 feet is the maximum height allowed per Table 30.40-4 (a 20% increase).
2. Increase the height of exterior fixtures (luminaries) mounted on a building to 25 feet where exterior fixtures (luminaries) shall be no higher than the line of the first story eave, or 14 feet above grade, whichever is lower per Section 30.48.670 (a 79% increase).
3. Reduce parking lot landscaping where landscape fingers are required every 6 parking spaces or every 12 parking spaces if adjacent to a landscape strip per Figure 30.64-14.
4.
 - a. Reduce throat depth on Pitching Avenue to 71 feet where 100 feet is the minimum per Uniform Standard Drawing 222.1 (a 29% reduction).
 - b. Reduce throat depth on Butler Street to zero feet where 100 feet is the minimum per Uniform Standard Drawing 222.1 (a 100% reduction).

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 15.2

- Project Type: Health club with accessory commercial uses
- Number of Stories: 3
- Building Height (feet): 60
- Square Feet: 125,500
- Parking Required/Provided: 628/635

Site Plan

The approved site plan depicts a proposed health club with accessory commercial uses and an outdoor pool/amenity area located in the southwest portion of the site, near the intersection of Durango Drive and Rafael Rivera Way. A property wall around the outdoor pool/amenity area is set back approximately 35 feet from the west property line along Durango Drive and the south property line along Rafael Rivera Way. A 30 foot wide slope easement is located adjacent to the right-of-way in this area of the site as well. The health club is located to the east of the outdoor pool/amenity area, set back approximately 110 feet from the south property line along Rafael Rivera Way.

Parking spaces are predominately located to the north and east of the outdoor pool/amenity area and health club; however, 29 spaces are located to the south of the health club (between the health club and Rafael Rivera Way). Loading spaces and a trash enclosure are also located in this area behind the health club. Internal walkways provide access throughout the site creating pedestrian connections between the streets, parking lots, and buildings.

Access to the site is provided by driveways on Durango Drive to the west, Sunset Road to the north, and Butler Street and Pitching Avenue to the east. A waiver of development standards is necessary to reduce the throat depth from both Pitching Avenue and Butler Street and to allow alternative driveway geometrics. Existing cross access from Pitching Avenue to an adjacent office building will be maintained; however, the opportunity for secondary cross access with the office building will be eliminated by installing landscaping between the 2 properties. Two areas of the site adjacent to Sunset Road and Durango Drive will remain undeveloped. These portions of the site are 1.9 acres and 1.7 acres. A drive aisle from Sunset Road bifurcates the undeveloped portions of the site and provides access to the health club.

Landscaping

The approved plans depict landscaping along all street frontages, along the internal drive aisles, walkways, around the health club and the outdoor pool/amenity area. An attached sidewalk exists along the southern portion of Durango Drive, and the attached sidewalk (rather than a detached sidewalk) will be extended along Durango Drive due to the need for additional right-of-way width for turning lanes. The portion of Durango Drive without a sidewalk is less than 300 feet long, and an existing attached sidewalk exists on either side of this portion of the street frontage. Landscaping behind the attached sidewalk varies from over 80 feet wide (where a substantial slope exists) to 15 feet wide near Sunset Road. Landscaping along Sunset Road includes a detached sidewalk with approximately 17 feet of landscaping, although a portion of the frontage also includes an attached sidewalk to accommodate a turning lane with 15 feet of landscaping behind the sidewalk. Street landscaping meets all the minimum requirements along Butler Street and Pitching Avenue.

Within the parking lot, the plans depict diamond parking lot planters. A design review is necessary to allow diamond parking lot planters in lieu of parking lot landscape fingers; and a waiver of development standards is necessary for portions of the parking lot that exceed 6 parking spaces or 12 parking spaces when adjacent to a landscape planter without a landscape finger (or half diamond planter). However, even though the project utilizes diamond planters, the total number of trees exceed Title 30 standards for the site.

Elevations

The approved plans depict a 3 story, 60 foot tall building with parapet walls at various heights along the roofline. Off-set elevation planes and various materials help reduce the apparent mass of the building. Exterior materials include Texas limestone veneer, transparent glazing, white frosted glazing, bronze aluminum storefronts, and 2 types of EIFS. Overall, the building is designed with complementary earth tone colors and materials.

Exterior fixtures (luminaries) are mounted around the building at a height of 25 feet. A waiver of development standards is necessary to allow the luminaries higher than the line of the first story eave, or 14 feet above grade, whichever is lower.

Floor Plans

Within the 125,500 square foot health club, the approved floor plans depict a variety of areas for sports and fitness activities including weightlifting; running and aerobic exercises; group fitness classes; game courts such as basketball, volleyball, tennis, racquetball, and squash; indoor and outdoor pools, and personal training areas. The facility also includes a variety of accessory commercial uses such as health and wellness assessment (metabolic assessments, blood draws for lab testing, chiropractor treatment, physical therapy, and nutrition coaching), recreation and leisure activities (indoor and outdoor leisure pools, water slides, whirlpool baths/spas, steam room/saunas, and indoor/outdoor playgrounds), children activities (child care, day care, day camps, skill and subject matter lessons such as swimming, gymnastics, tumbling, art, language, and martial arts), salon and spa activities (massage, personal services, laser services such as age and brown spot removal, medical aesthetic services, injectable services such as Botox and dermal fillers, and personal care product sales), food and beverage sales (nonalcoholic, alcoholic beverages, and liquor services for on-premises consumption; packaged beer, wine, spirits, and liquor sales; and restaurant and take-out food services), and retail sales (health and fitness related items and nutritional supplements).

In addition, miscellaneous areas include membership sales and employee offices, showers, lockers, and preview centers. Regarding massage, this use will occupy approximately 1,000 square feet, which is 0.8 percent of the floor area (Title 30 requires that massage occupy less than 25 percent of the floor area). Lastly, the on-premises consumption of alcohol will occur within the building and around the outdoor pool/amenity area.

Previous Conditions of Approval

Listed below are the approved conditions for ADET-21-900797 (ZC-19-0892):

Current Planning

- Until December 29, 2022 to commence.

- 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; and that 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.

Listed below are the approved conditions for ZC-19-0892:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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 the waivers of development standards and design reviews must commence within 2 years of the approval date or they will expire.

Public Works - Development Review

- No additional driveways will be allowed to directly access the adjacent arterial roadways;
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include a portion of Rafael Rivera Way if required by Public Works - Design Division;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas in accordance with RTC standards;
- Vacate any unnecessary rights-of-way.
- Applicant is advised that the installation of detached sidewalks will require granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Fire Prevention

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised to show on-site fire lane, turning radius, and turnarounds.

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 #0657-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the rough grading of the site has already begun and has continued on-and-off since their rough grading permits were issued. The applicant also states that they are currently in the process of selecting a contractor to build their facility. The applicant is requesting an extension of time to ensure that their grading can be completed and a contractor can be selected before the expiration deadline.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-21-400184 (VS-19-0817)	First extension of time to vacate and abandon easements	Approved by PC	February 2022
ADET-21-900797 (ZC-19-0892)	First extension of time for a health club	Approved by ZA	December 2021
ZC-19-0892	Reclassified to C-2 zoning with a design review and waivers of development standards for a health club	Approved by BCC	December 2019
VS-19-0817	Vacated and abandoned easements	Approved by BCC	December 2019
UC-1051-07 (ET-0107-09)	First extension of time to complete modified pedestrian realm requirements - expired	Approved by BCC	July 2009
UC-1051-07	Modified pedestrian realm requirements in conjunction with an approved mixed-use project	Approved by BCC	November 2007
ZC-0189-06 (WC-0304-07)	Waived noise level reduction requirements - expired	Approved by BCC	November 2007
ZC-0189-06	Reclassified the site to U-V zoning for a mixed-use project - expired	Approved by BCC	May 2006
ZC-0829-02	Reclassified a portion of the site to M-D zoning for a plant nursery, for an off-premises sign	Approved by BCC	August 2002
ZC-1844-00	Reclassified a portion of the site to C-2 zoning for a convenience store and retail center	Approved by BCC	January 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2	Convenience store, gasoline station, & office buildings
South	Corridor Mixed-Use	R-E	CC 215
East	Corridor Mixed-Use	C-1 & C-2	Office buildings
West	Corridor Mixed-Use	C-2	Large scale retail business (IKEA)

This site is located in 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**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

Since progress has already been made in developing the property (including rough grading) and the clients are close to choosing a builder/contractor to work on/complete the project, staff can support the request for an extension of time.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

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**

- Until January 8, 2025 to commence;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public service in the area.
- Applicant is advised that the installation and use of cooling systems that consumptively use water are prohibited; 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; and that 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.

Public Works - Development Review

- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Beltway, Frontage Road improvement project;

- Applicant to coordinate a contribution with Public Works for improvements Rafael Rivera Way;
- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTEST:

APPLICANT: LTF REAL ESTATE COMPANY, INC.

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR. SUITE 650, LAS VEGAS, NV 89135