

01/04/23 BCC AGENDA SHEET

MAJOR TRAINING FACILITY
(TITLE 30)

TROPICANA AVE/US 95

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0619-RSS BNK2019-BNK21-NV 2HT LLC:

USE PERMIT to allow a major training facility.

DESIGN REVIEW for the modification of the façade of an existing shopping center on 4.3 acres in a C-2 (General Commercial) Zone.

Generally located on the north side of Tropicana Avenue, 770 feet east of US-95 within Paradise.
TS/hw/syp (For possible action)

RELATED INFORMATION:

APN:

161-20-415-001 through 161-20-415-003

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4440 E. Tropicana Avenue
- Site Acreage: 3.4
- Project Type: Major training facility (Junior Achievement)
- Number of Stories: 2
- Building Height (feet): 27.5
- Square Feet: 45,060
- Parking Required/Provided: 177/294

Site Plan

The site plan depicts an existing 55,615 square foot shopping center located on the north side of Tropicana Avenue and approximately 770 feet east of US-95. The building is situated on the northwest corner of the site. The western three-quarters of the building is the location of the subject major training facility, while the eastern quarter of the building is used for a tire maintenance and repair facility. The remainder of the site is comprised of parking for the site. The parking consists mainly of dual rows of parking stalls with terminating landscape islands. A fire access lane is provided around the building and loading spots are provided to the west of the building. Access to the site is provided by 2 existing driveways located on the southeastern and

southwestern corners of the site with access to Tropicana Avenue. Cross access is provided to the properties on the east and west sides of the site.

Landscaping

Landscaping is not a part of this request, but the existing landscaping is mainly comprised of medium to small sized trees that are located within the parking lot terminal landscaping islands. There are also some existing trees located in a 6 foot planting strip located along the attached sidewalk adjacent to Tropicana Avenue. The applicant is providing 4 new Chilean Mesquite trees with 2 on each side of the main entrance of the building for aesthetic purposes.

Elevations

The elevations depict the existing building as 27.5 feet high with a front roofline that varies due to architectural projections and parapets. The front of the building consists of 2 storefront window and door systems with additional windows and emergency access doors also provided. The east side elevations depict a service bay roll-up door and trash enclosure area, while the east side elevations depict emergency access doors with a loading bay and access door. The rear elevation primarily contains access doors. The existing elevations appear to depict a beige painted stone block exterior.

The new façade being proposed will primarily affect the portion of the building that will contain the proposed major training facility with modifications mainly to the front façade. The new façade will have the exterior block be painted white along the western and southern exterior elevations with the front architectural projections being painted a dark blue. Above the main window and door system the façade will be covered with light colored perforated brushed aluminum panels. This portion of the façade will also include signage for the facility. Dark colored perforated brushed aluminum material panels will also be placed on another façade projection located to the east of the main window and door system. Two new landscape areas will be included on both sides of the main entrance.

Floor Plans

The floor plans depict a 45,060 square foot major training facility distributed between 2 floors. The first floor consists of 39,700 square feet and contains most of the facility's space. This first floor space contains an administrative area, which contains office space, a breakroom, meeting areas, and similar support spaces. The first floor also contains a significant amount of classroom, meeting areas, and support spaces grouped into 3 areas based on topic (Finance Park and Biz Town). A career center, volunteer support spaces, multi-purpose room, and a lobby are also found on this first level. The second floor contains 5,360 square feet and is accessed by a staircase found near the entrance of the building. This area contains several decks with seating that look down to the first floor, a board room, training room, and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the major training facility will support the initiatives of the Junior Achievement organization, who conduct various classes, trainings, and other programs at this

location. The programs conducted at the site will teach financial literacy, entrepreneurship, and career readiness to low-income students within the Clark County School District and local charter schools. They anticipate they will have on average of 300 students between the 2 programs offered (Biz Town and Financial Park) with a maximum capacity of 400 students. Students will be present on the site between 8:30 a.m. and 2:30 p.m. The site will be staffed by 30 staff members and 40 volunteers with an additional 40 administrative staff members. There will be 6 to 7 teachers on site Tuesday through Thursday.

The applicant indicates that the proposed use is within a commercial corridor and the use will not be out of character for the shopping center or the nearby area. The applicant anticipates no major disturbances to the neighboring area. There is plenty of parking for staff and volunteers and any students that will be dropped off. The applicant further states that they will be providing buses for the transportation of the students to and from the site and they anticipate 2 to 4 buses per day will service the site. The buses will load and unload in areas designated on the western portion of the building. The applicant also states the traffic load for the previous health club at the site was higher than the anticipated load for the proposed major training facility.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-18-0768	Tire sales and installation facility with reduced setback to residential development	Approved by PC	November 2018
TM-18-500034	1 lot commercial subdivision	Approved by PC	April 2018
UC-0049-04	Indoor swap meet within an existing commercial building - expired	Approved by PC	February 2004
VC-1481-99	Increased height for a marquee sign, temporary special attraction/promotional sign, and increase area of a temporary sign	Approved by PC	November 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential
South	Corridor Mixed-Use	C-1 & C-2	Retail shopping centers
East	Corridor Mixed-Use	C-2	Retail Shopping center
West	Corridor Mixed-Use & Compact Neighborhood (up to 18 du/ac)	C-2 & R-4	Banking facility & apartment complex

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.

While staff finds that any proposed major training facility has the potential to create a noise problem and nuisance to the surrounding area given the nature and number of people that would be on the site, the previous use of the site as a health club and the presence of an operating tire sales and installation facility, staff finds that the proposed facility would not produce noise or nuisance greater than what was and is currently at the site. Staff also finds that the use of the site as a major training facility may also be more in harmony with the surrounding residential uses compared to the previous use of the site. In addition, the site is over parked and is sufficient to handle the increased staffing levels and the number of potentially waiting parents. Busses should be able to reduce much of the anticipated increase in traffic to the site. Given that the use is in harmony with the surrounding area and the applicant seems to have addressed possible traffic and circulation issues on the site, staff can support this use permit.

Design Review

Regarding the changes being made to the existing façade of the building, staff finds that the variation in the color scheme of the building will create an interesting, attractive, and varying appearance to the site. The painting of the building in this manner will also make clear distinctions between the uses on the site. In addition, the aluminum paneling being used will also help to create a variation in the textures of the façade and enhance the visual appeal of the site as well. Staff finds that the changes being made to the façade are positive for both the site and the surrounding area and should not cause a visual distance to neighbors. Staff can support this design review.

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 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; 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

- Traffic study and compliance.

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: JUNIOR ACHIEVEMENT

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