

02/06/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0825-USCLP NV SUNSET 1, LLC:

USE PERMITS for the following: **1)** major training facility; and **2)** accessory restaurant not associated with a wholesale or industrial use in conjunction with an existing office/warehouse facility on a portion of 9.4 acres in an M-D (Designed Manufacturing) (AE-70) Zone and an M-D (Designed Manufacturing) (AE-65) Zone.

Generally located on the east side of Bruce Street and the south side of Sunset Road within Paradise. JG/hw/syp (For possible action)

RELATED INFORMATION:

APN:

177-02-501-021; 177-02-501-038 ptn

LAND USE PLAN:

WINCHESTER/PARADISE - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 6550 S. Bruce Street
- Site Acreage: 9.4 (portion)
- Project Type: Major training facility (flight training school)
- Number of Stories: 2 (existing)
- Building Height (feet): 43 (existing)
- Square Feet: 72,719 (training facility)/69,357 (classroom/simulator)/3,362 (Office)/2,970 (private cafeteria)/171,782 (overall building area)/151,200 (overall building footprint)
- Parking Required/Provided: 253/253

Site Plans

The plans depict an existing 171,782 square foot distribution center consisting of a single building located in the central portion of the site. The site is bounded by public rights-of-way on the north, east, and west sides of the property. Access to the site is provided by 2 driveways on Bruce Street and 2 driveways on Surrey Street. Parking for the facility is located along the west, south, and north perimeters of the parcel. The building is set back 23 feet from Sunset Road, 73 feet from Bruce Street, and 103 feet from Surrey Street. Loading and service areas are located on the east side of the building. The service area that contains overhead doors and loading docks are screened from public view by a 6 foot high masonry wall with 22 feet of intense landscaping. A total of 253 parking spaces are required with the addition of the training facility where previously only 85 spaces would have been required for a distribution center of this size. To

meet the required parking, the applicant has added 7 parking spaces along the southeastern edge of their suite to bring the total provided parking stalls to 253 spaces.

Landscaping

The existing street landscaping consists of a 23 foot wide landscape area behind an existing attached sidewalk along Sunset Road, and a minimum 27 foot wide landscape area behind an attached sidewalk along Bruce Street. Along Surrey Street, a 22 foot wide landscape area with a double row of trees is shown along the street frontage since this project is across the street from a multiple family apartment complex. Additionally, the project provides a 6 foot high masonry wall along a portion of this street frontage. Interior to the site, landscaping is distributed throughout the parking lot and around portions of the building footprints. The landscape materials include large trees, shrubs, and groundcover.

Elevations

The existing building is 43 feet high and constructed of concrete tilt-up panels with glass store fronts, vertical/horizontal reveal lines, and color changes. The height of the building varies slightly from 35 feet to 43 feet and has been designed to break-up the roofline and enhance the overall look of the building. The loading dock area is located on the east side of the building and screened from public view by a wall and intense landscaping.

Floor Plans

The floor plans show that the proposed major training facility will be located in the northern portion of the building closest to Sunset Road. The overall square footage of the training facility will be 79,053 square feet spread across 2 floors. The first floor is shown to be approximately 53,391 square feet and consists primarily of a 25,165 square foot simulator hall that will contain 8 flight simulators. Surrounding the simulator hall are various breakout rooms, workshops, and storage rooms. In addition, the first floor will contain a 2,970 square foot accessory cafeteria located in the northeast portion of the suite along with accompanying lounge and reception areas. The second floor consists of 25,662 square feet of training, briefing, debriefing, and computer rooms along the northern portion of the suite.

Applicant's Justification

The applicant states that the proposed major training facility will serve as a flight training school for commercial and business pilots, as well as a training site for airline cabin crews. They state the training will be a mix of classroom and immersive simulations. The facility will host approximately 50 students at a time and around 125 employees, which include about 80 instructors. The administrative staff will be on site from 8:00 a.m. to 5:00 p.m. with classroom instruction typically occurring between 8:00 a.m. and 6:00 p.m. with flight simulators being available 24 hours a day. The applicant states the accessory café will not be open to the public and will be open between 7:00 a.m. and 2:00 p.m. with prepackaged options available 24 hours a day.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-21-0519	Reclassified a portion of the site from R-E to M-D zoning for a parking lot expansion	Approved by BCC	November 2021
ZC-19-0542	Reclassified the site from R-E to M-D zoning for a distribution center with airspace encroachment	Approved by BCC	September 2019
ZC-321-88	Reclassified a portion of the site to M-1 zoning for an office/warehouse with outside storage	Approved by BCC	December 1988

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	P-F (AE-75)	Harry Reid International Airport
South	Business Employment	R-E (AE-70 & AE-65)	Undeveloped
East	Business Employment	M-D, C-2, R-4 (AE-75 & AE-70)	Multiple family residential, hotel, office/warehouse, & undeveloped
West	Business Employment	M-D (AE-75 & AE-70)	Office/Warehouse

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

While staff finds that any proposed training facility has the potential to create a noise problem and nuisance to the surrounding area, given that the nature of the training occurring at the site is classroom and simulator based, staff does not foresee any major issues with the use at this location, as the use of the location as a classroom should not create any additional noise or nuisances beyond that typical of the other office/warehouse facilities in the area. The use should not be more intense of disturbance than the nearby airport runway. In addition, given the proposed use of the site as a flight training school, the location of the site near Harry Reid International Airport would be appropriate. The site appears to have sufficient parking and there should be no issues with stacking on the site as most students will arrive and park, and not be dropped off. Staff also finds that the surrounding area is primarily industrial in nature and the use of the site as a training facility is less intense than the planned use of the site as a distribution

warehouse. Also, sufficient screening and buffering measures were used to reduce impacts to the abutting hotel and multiple family development during the development of the site as a warehouse facility. Finally, provided that the cafeteria remains as an accessory use, and not open to the public, staff does not expect the cafeteria will produce any additional noise, disturbance, or traffic than what is already being produced by the training facility, and is appropriate given the type and timing of instruction on the site. As a result, staff can support these requests.

Department of Aviation

The property lies within the AE- 70 (70 - 75 DNL) noise contour 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:

Comprehensive Planning

- The cafeteria use shall be limited to the staff and students of the training facility.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

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:

APPROVALS:

PROTESTS:

APPLICANT: CAE SIMUFLITE, INC.

CONTACT: G. C. GARCIA, INC, 1055 WHITNEY RANCH DRIVE, SUITE 210, LAS VEGAS, NV 89014