

7/02/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0184-PINE PLAZA OFFICE, LLC:

USE PERMIT for massage establishment on a portion of 8.63 acres in a CG (Commercial General) Zone.

Generally located on the north side of Patrick Lane and the west side of Fort Apache Road within Spring Valley. JJ/nai/ng (For possible action)

RELATED INFORMATION:

APN:

163-31-601-016; 163-31-601-029 ptn

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 6085 S. Fort Apache Road, Suite 170
- Site Acreage: 8.63 (portion)
- Project Type: Massage as primary use
- Building Height (feet): 28
- Square Feet: 1,300
- Parking Required/Provided: 229/552

Site Plan

The site plan depicts an existing shopping center and office complex located on 2 parcels. There are 3 entry points along the north side of Patrick Lane and 1 entry way located on the west side of Fort Apache Road. The west portion of the site has 8, one story buildings that are used for offices. Each building is approximately 6,000 to 7,000 square feet. The east portion of the shopping center has 2 buildings used for retail and restaurants. Each building is approximately 12,000 to 13,000 square feet. The required parking spaces for the shopping center is 229. The shopping center provides more than double the amount, with a total of 552 parking spaces. Suite number 170 is located in Building A (the southern building) on the east portion of the shopping center where the applicant is currently operating a licensed skincare business with massage as an accessory use (Happy Foot Spa). The intent of the request is to allow the applicant to offer massage as a primary use to their customers.

Elevations

The plan depicts a 1 story in-line retail building with exterior finishes which include tan and ivory colored stucco, a tiled roof, and rustic stone column details. The building is 28 feet tall.

Floor Plans

The plan depicts a 1,300 square foot space with a customer waiting area and reception desk at the front entrance, 1 room for waxing, 1 room for facials, 1 reflexology room, 2 massage rooms, and 1 combination room. The plan also shows a pantry and a restroom.

Applicant's Justification

The applicant currently has a licensed day spa business named Happy Foot Spa. The applicant is providing skincare treatment with massage and reflexology as an accessory use. The applicant noticed her customers are requesting more massage and reflexology services. As a result, the applicant is applying for a use permit to have a massage as a primary use.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0613	Waiver to allow wall signs to face an adjacent residential development and design review for proposed wall signs in conjunction with an existing retail shopping center	Approved by PC	October 2019
UC-0259-09	Recreational facility (miniature golf course) within an existing shopping center	Approved by BCC	May 2009
DR-0509-07	Commercial building within an existing shopping center	Approved by BCC	June 2007
ADR-0476-07	A commercial building within a shopping center	Withdrawn	
ADET-0141-05 (DR-0240-04)	Administrative extension of time for retail/office center; waiver of conditions (ZC-0803-01 and ZC-1471-01) requiring an intense landscaping buffer	Approved by ZA	February 2005
AV-900712-04	Waive finish floor elevation in conjunction with drainage study	Approved by ZA	June 2004
DR-0240-04	Retail/office center; waiver of conditions (ZC-0803-01 and ZC-1471-01) requiring an intense landscaping buffer	Approved by BCC	March 2004
ZC-1471-01	Reclassified the site from C-1 to C-2 zoning for a portion of a previously approved shopping center	Approved by BCC	January 2002
ZC-0803-01	Reclassified from R-3 to C-1 zoning for a shopping center	Approved by BCC	September 2001
ZC-1200-97	Reclassified from R-1 to R-3 zoning for a 184 unit, 2 story apartment complex consisting of 23 buildings	Approved by BCC	August 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South	Corridor Mixed-Use	CG	Shopping center
East	Neighborhood Commercial	CG	Retail/office complex

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

Use Permit

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.

Staff finds that the request for a massage as a primary use in conjunction with the existing personal services business (Happy Foot Spa) is a compatible use within this CG zoned property. On the north side of the shopping center there is an existing single-family residential zoning. However, a flood channel and a separate building exists between the 2 uses. The massage use is approximately 450 feet away from the residential zoning. As a result, the lease space meets the 200 foot separation from any residential adjacency per Section 30.03.06. The lease space also meets the 1,000 foot separation between any other massage establishments per Section 30.03.06. The applicant's request should not have any negative impacts to the surrounding area; therefore, staff can support this 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:

Comprehensive Planning

- 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.

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: HAPPY FOOT SPA, LLC

CONTACT: GLOBAL DIVERSIFIED SERVICES, INC, 6787 W. TROPICANA AVENUE, SUITE 259, LAS VEGAS, NV 89103