

02/02/21 PC AGENDA SHEET

MAJOR TRAINING FACILITY
(TITLE 30)

POST RD/RAINBOW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-20-0576-SD PARCELS, LLC:

USE PERMIT for a major training facility in conjunction with an approved office/warehouse complex on a portion of 17.8 acres in an M-D (Designed Manufacturing District) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the north side of Post Road, approximately 1,000 feet west of Rainbow Boulevard within Spring Valley. MN/sd/jd (For possible action)

RELATED INFORMATION:

APN:

163-34-701-031 ptn

LAND USE PLAN:

SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 17.8 (portion)
- Project Type: Major training facility
- Square Feet: 71,100 (Building 1)/71,500 (Building 2)
- Parking Required/Provided: 302/552

Site Plans

The previously approved site plans depict four, 1 story, office/warehouse buildings totaling 252,900 square feet. The buildings were organized to maximize the site with building area and parking stalls around the perimeter of the subject property. There are 2 buildings which front the north property line, 1 building faces the south property line (Post Road), and the fourth building is oriented north-south along the west property line. There are 2 access points shown along Post Road to the south and 1 access point shown on Sobb Avenue to the northeast. The applicant's previously approved site plan per ZC-18-0206 allowed a cul-de-sac bulb on the northeast corner of the site (Sobb Avenue). The training facility will occupy a portion of Building 1 and Building 2 located on the west portion of the property.

Landscaping

Landscaping is not part of this request.

Elevations

Architectural features were previously approved via ZC-18-0206. The height of the buildings varies slightly (35 feet to 38 feet) and parapet walls have been designed to break-up the rooflines. The buildings have a contemporary architectural design consisting of painted concrete tilt-up panels with glass store fronts and vertical and horizontal reveal lines. The overhead doors are located on the north and south sides of the buildings that face each other and are screened from public view.

Floor Plans

The plans depict a training facility for Building 1 with classrooms, offices, training shop and restrooms. This facility is for HVAC, automobile mechanics and physical training. Building 2 plans depict basketball courts used for a private basketball club, separate from the other training facility in Building 1. The plans show pick-up basketball courts, restrooms, storage room, check-in area and offices.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states they will operate major training facilities that will occupy Building 1 and Building 2. The training facility operated by Advance Training Institute (ATI) will offer several programs including HVAC, electrical, automotive and physical training. Currently, the training facility is in operation and located at 5150 S. Decatur Boulevard. ATI plans to move to this location with the automobile program located in Building 1. Utilizing the whole building will have reduced impacts on adjacent properties by having a single tenant who will need minimal signage and with students using only the main entrance. Building 2 will be used for Pick Up USA, a private basketball gym. No trucks will be making any deliveries or distribution for Building 2.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-20-500063	Commercial subdivision	Approved by PC	May 2020
WS-19-0486	Waiver for overlength cul-de-sac	Approved by PC	August 2019
VS-18-0932	Vacated and abandoned 33 foot wide government patent easements	Approved by PC	January 2019
ZC-18-0206	Reclassified 16.5 acres from R-E to M-D zoning for an office/warehouse complex	Approved by BCC	September 2018

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0300-08	Reclassified this site to M-D zoning for an office/warehouse complex with use permit to have offices as a principal use, and waivers to eliminate the required cross access and reduce setback - expired	Approved by BCC	November 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional	R-E	Undeveloped
South	Business and Design/Research Park	M-D	Office/warehouse complex
East	Business and Design/Research Park	M-D & R-E	Office/warehouse complex, office complex, & undeveloped
West	Rural Neighborhood (up to 2/du/ac) & Business and Design/Research Park	R-E & C-P	Single family residential & office complex

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 Comprehensive 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.

Staff's primary concerns with these types of uses are to ensure compatibility with existing and planned surrounding uses and that there is adequate on-site parking. Staff finds that a major training facility is appropriate at this location and complies with on-site parking requirements. Staff does not anticipate any adverse impacts from this major training facility and finds that the use is compatible with the existing development in the surrounding area. The proposed use places no additional demands on the site in terms of required parking, landscaping, or other design features; therefore, staff recommends approval.

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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 this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Traffic study and compliance.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0677-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SD PARCELS, LLC

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