

07/06/21 PC AGENDA SHEET

BEAUTY SALON
(TITLE 30)

WARM SPRINGS RD/DEAN MARTIN DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0240-ROCK RIDGE ON DEAN MARTIN, LLC:

USE PERMIT for personal services (beauty salon) in conjunction with an existing office complex on 1.8 acres in a C-P (Office and Professional) (AE-60) Zone.

Generally located on the northwest corner of Warm Springs Road and Dean Martin Drive within Enterprise. MN/al/jo (For possible action)

RELATED INFORMATION:

APN:

177-05-404-016

LAND USE PLAN:

ENTERPRISE - OFFICE PROFESSIONAL

BACKGROUND:

Project Description

General Summary

- Site Address: 7256 Dean Martin Drive
- Site Acreage: 1.8
- Project Type: Beauty salon within an existing office complex
- Number of Stories: 1
- Building Height (feet): 25
- Square Feet: 1,500
- Parking Required/Provided: 83/92 (office complex)

Site Plan

The site is developed as an office complex consisting of 2 buildings located in the central portion of the lot. Access to the site is provided by 2 driveways, the first located on the northeast corner of the site with access from Dean Martin Drive. The second driveway provides access from Warm Springs Road and is located in the southwestern portion of the site. Parking for the complex is located around the perimeter of the property.

Landscaping

No changes are proposed or required to existing landscape areas with this request. Landscape areas consisting of trees, shrubs and groundcover are located adjacent to the streets and along the north and west property lines.

Elevations

The existing building is 1 story with a height of approximately 25 feet. The building has a flat roof behind parapet walls. The exterior of the building consists of concrete tilt-up panels painted in earth tone and neutral colors.

Floor Plans

The lease space for the beauty salon has an area of approximately 1,500 square feet. The lease space was originally designed for offices with a reception area, restroom, employee break area, 4 private offices, and a conference room. The plans indicate the conference room will be used for body sculpting. The plans indicate that 2 of the private offices will be used for hair, 1 for doing nails, and the fourth for storage.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that this site will be used as a beauty salon that will be by appointment only, there will be no walk-in customers. The applicant states that the site is easily accessible, centrally located, and will provide a discreet and professional business environment for the beauty salon.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1099-06	Retail sales within an existing office complex - expired	Approved by PC	September 2006
DR-0028-01	An office complex	Approved by PC	May 2001
ZC-0117-00	Reclassified the site to a C-P zoning	Approved by BCC	April 2000

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North & South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential
East	Business and Design/Research Park	M-D	Office/warehouse complex
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E & R-E (RNP-I)	Single family residential

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.

The site is developed as an office complex, which is a low intensity facility. The request is to allow a beauty salon within the complex. The applicant states that the proposed business will be by appointment only, no walk-in customers will be allowed. It is the applicant's desire to operate a discrete business that will not have negative impacts on other businesses within the complex or on the single family residences abutting the complex. The number of customers on-site at any given time will be controlled by the appointments which will limit the impacts of the beauty salon on the neighbors. In 2006 a use permit (UC-1099-06) to allow limited retail sales in conjunction with a communications company was approved for the complex, which has since expired. There is no record of any negative impact to the neighbors from this retail use. Because of the size of the proposed beauty salon, the proposed appointment only business model, and the past history of other more intense uses being established within this complex without having a negative impact to the neighboring properties, staff finds the use to be appropriate and 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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; 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

- No comment.

Building Department - Fire Prevention

- 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: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: SADIDDY GLOW BEAUTY BAR

CONTACT: SADIDDY GLOW BEAUTY BAR, 2827 SHANNON COVE, HENDERSON,
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