

07/20/21 PC AGENDA SHEET

MOTION PICTURE PRODUCTION/LIVE AUDIENCE
(TITLE 30)

ARBY AVE/BELCASTRO ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0266-PSI ARBY, LLC:

USE PERMITS for the following: **1)** a motion picture production studio with public viewing area; **2)** private recreational facility; and **3)** banquet facility on a portion of 4.5 acres in an M-D (Designed Manufacturing) Zone in the CMA Design Overlay District.

Generally located on the southwest corner of Arby Avenue and Belcastro Street within Spring Valley. MN/lm/jo (For possible action)

RELATED INFORMATION:

APN:

176-03-812-002 through 176-03-812-009 ptn

LAND USE PLAN:

SPRING VALLEY - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: 7175 Belcastro Street
- Site Acreage: 4.5 (portion)
- Project Type: Motion picture studio with public viewing area, private recreational facility, and banquet facility
- Number of Stories: 1
- Building Height (feet): 37
- Square Feet: 23,125
- Parking Required/Provided: 118/170

Site Plans & Request

The plans depict an existing office/warehouse facility consisting of 2 buildings which are located on the central portion of the site. The proposed use is located in the east half of the southerly building (Building 1). Access to the site is provided by 3 drive ways; 1 from Arby Avenue to the north and 2 from Belcastro Street to the east. Parking for the facility is located on the north, south, and west sides of the buildings with allocated parking spaces for the use within the complex. The request is to allow a motion picture production studio to conduct live, in-person business leadership, educational, and training seminars, and other similar events which may include the service of food and beverages. Other events may be held at the site including but not

limited to podcasts, music videos, product launches, corporate and private events, and other similar types of events that utilize the technology that has been constructed on the site.

Landscaping

The landscape areas consist of trees, shrubs, and groundcover along Arby Avenue and Belcastro Street and within parking lot areas.

Elevations

The southerly building (Building 1) is an existing office warehouse with a flat roof behind parapet walls and is constructed of concrete tilt-up panels that are painted in earth tone colors. Building 1 has an overall height of 37 feet. Pop-outs, accents, and variations in the height of the parapet walls break-up the vertical and horizontal surfaces of the buildings. Loading docks and overhead doors are located on the north side of the building which faces the loading area of the northerly building and are interior to the site.

Floor Plans

The proposed use is located in the southerly building (Building 1) within the easterly portion of the building and consists of 23,125 square feet. The unit includes public and non-public areas consisting of studio space within the existing warehouse area, along with an artist preparation area, green screen area, office, production spaces, administrative office space, and conference room. The facility includes 2 large curved LED screens that surround the event floor spaces and may provide a variety of configurations as one screen is stationary and the other is movable.

Applicant's Justification

The applicant indicates that the proposed use will meet the standards for a motion picture production studio with public viewing area, banquet facility, and private recreational facility. Additionally, the use is to be conducted solely indoors and will not be audible to the surrounding properties along with an event parking management plan that has been prepared to ensure that neighboring businesses and properties will not be disturbed. There are 5 full time employees of the use with additional staffing for events (up to 50), and attendees will generally range from 25 to 250 members of the public. While most event attendees are not local, attendees will be encouraged to utilize shuttles provided, rideshare services and/or RTC bus stops. For local event staff and attendees, they will be encouraged to utilize the same services or arrange in advance for a parking pass through the Production Manager in order to utilize one of the allocated spaces for the use.

Prior Land Use Requests

Application Number	Request	Action	Date
ADR-21-900011	Motion picture production studio without live audience	Approved by ZA	February 2021
WC-20-400056 (WS-19-0039)	Waived conditions requiring evergreen trees in conjunction with an office warehouse complex	Approved by PC	August 2020
VS-19-0090	Vacated and abandoned easements	Approved by PC	March 2019

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0039	Office/warehouse complex	Approved by PC	March 2019
ZC-18-0867	Reclassified 5 acres from R-E to M-D zoning, waived standards for alternative commercial driveway geometrics, and a design review for office/warehouse complex and finished grade	Approved by BCC	December 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	C-2	Undeveloped
South	Office Professional	R-E	Undeveloped
East	Public Facilities	P-F	Las Vegas Valley Water District water reservoir & pumping station
West	Business and Design/Research Park	C-2	Professional & business services

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 finds that the filming of various seminars with the ability to provide banquet facilities and private recreational facilities will add to the economic base, consistent with Goal 1 of the Comprehensive Master Plan that promotes economic viability, employment opportunities with development that is compatible with adjacent land uses, the natural environment and is well integrated with appropriate circulation systems, services, and facilities. Staff does not find that the proposed use places an additional demand on the site in terms of required parking based on the applicant's justification, landscaping, or other design features. Therefore, staff does not anticipate any adverse impacts from the requests in the existing office warehouse and finds that the use is compatible with the existing development in 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 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.

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: Spring Valley - approval (submit a detailed parking plan to staff prior to each event that will have 100 attendees or more).

APPROVALS:

PROTESTS:

APPLICANT: WORRE STUDIOS, LLC

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