

09/07/21 PC AGENDA SHEET

MAJOR TRAINING FACILITY
(TITLE 30)

PATRICK LN/BUFFALO DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0373-DIGITAL DESERT BP, LLC:

USE PERMIT for a major training facility in conjunction with a mixed-use development with commercial and residential components on a portion of 42.4 acres within a C-2 (Commercial General) Zone in the CMA Design Overlay District.

Generally located on the west side of Buffalo Drive between Patrick Lane and Post Road within Spring Valley. MN/sd/jo (For possible action)

RELATED INFORMATION:

APN:

163-33-715-009 ptn

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 42.4 (portion)
- Project Type: Major training facility
- Number of Stories: 5 (residential buildings)/2 & 3 (commercial buildings)
- Building Height (feet): 55 with architectural intrusions up to 60.5
- Square Feet: 12,276 (classrooms)/4,048 (office)
- Parking Required/Provided: 801/2,059 (overall site)

Site Plans

The plans depict a mixed-use development consisting of 1,343 residential units on 42.4 gross acres with a density of 31.7 dwelling units per acre. The project consists of 14 buildings, which include 4 buildings for commercial uses, 9 buildings for residential units, and a clubhouse. The commercial buildings are located on the northeastern portion of the site. Access to the project is provided by 6 proposed driveways from Patrick Lane, Buffalo Drive, and Post Road that will provide ingress and egress to the site. An exit only driveway is also located on the southwestern portion of the site for the residential component. The approved plans indicate the residential portion of the development will be gated. The approved plans also depict the project will be

constructed in 4 phases. A total of 67 spaces are required for the training facility. A total of 1,149 spaces are provided, which exceeds the required parking, and will accommodate the training facility.

The applicant is seeking approval to operate a major training facility in a tenant space within the southern portion of Building D-2 located along Buffalo Drive. The proposed training facility will provide training opportunities for students to learn about modern esthetic education professions, including facials, body treatments, laser tattoo and hair removal, vein therapy, and skin rejuvenation procedures. During each individual lecture and/or instructional class there is an anticipation of having at least 30 students each session.

Landscaping

The plans depict 11.7 acres of open space which includes passive and active areas. The open space includes a 1.5 acre plaza in the commercial portion of the site, the pedestrian realms, and common areas and courtyard located throughout the site. The pedestrian realms are a minimum of 15 feet in width, and where adjacent to buildings with heights of 55 feet the pedestrian realms are a minimum of 20 feet in width.

Elevations

All the buildings within the development have flat roofs behind parapet walls. The exterior of the buildings will be combinations of stucco painted in earth tone colors, brick or masonry, decorative metal panels, and wood panels. The commercial buildings are 2 and 3 stories and are 33 feet to 45 feet in height.

Floor Plans

The plans depict 2 floors with offices, classrooms, practical room, meeting room, break area, restrooms, dispensary, storage, and reception area. Classrooms will total approximately 12,276 square feet and office area approximately 4,048 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the training facility is for students in various modern esthetic education professions, including facials, body treatments, laser tattoo and hair removal, vein therapy and skin rejuvenation procedures. The average size of classes is at least 30 students. This training facility will consist of office spaces and classroom spaces for personal care students and will be located on the first and second floor. The required parking for this project was originally calculated per the shared use calculation chart and training facilities are not specifically listed on that chart. To calculate the required parking the displaced area was subtracted from the original office and retail totals. A new maximum required parking from the shared use chart was established. The required parking for the training facility was calculated based on classrooms and office space. The students will be able to learn a trade and apply their training to real-world practices.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|---|-----------------|----------------|
| VS-19-0512 | Vacated and abandoned patent easement and right-of-way | Approved by BCC | September 2019 |
| TM-19-500130 | Mixed-use project consisting of commercial lots and common elements | Approved by PC | August 2008 |
| ZC-18-0507 | Reclassified 42.4 acres from R-E to C-2 zoning; use permit for high impact project, mixed-use project, increase residential density, building height and parking reduction; and design review for mixed-use project | Approved by BCC | December 2018 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|--|------------------------|--|
| North | Residential Suburban (up to 8 du/ac) & Office Professional | R-1 & R-2 | Single family residential |
| South | Commercial General & Business and Design/Research Park | M-D & C-2 | Office building & an office/warehouse facility |
| East | Commercial General & Business and Design/Research Park | R-E & R-2 | Single family residential & undeveloped |
| West | Residential High (from 8 to 18 du/ac) | R-2 & R-3 | Single family residential & undeveloped |

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 land use request for a major training facility will help the localized area with concentrated commercial, office, recreation, entertainment, and public facility uses to enhance the economic, social, and physical development of the immediate area. Urban Specific Policy 10 of the Comprehensive Master Plan encourages site designs to be compatible with adjacent land uses and off-site circulation patterns. The addition of the formal training facility will enhance the existing uses on the site by providing an amenity to the public with increased economic opportunities. The proposed major training facility will not result in a substantial or undue adverse effect on adjacent properties, on-site parking, or public improvements. The proposed use will be adequately served by public improvements and will not impose an undue burden.

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

- Traffic study and compliance.

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: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: NIMA

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