

11/02/21 PC AGENDA SHEET

RETAIL SALES
(TITLE 30)

SPRING MOUNTAIN RD/POLARIS AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0529-PACIFIC PLACE SITE LLC:

USE PERMIT for retail sales as a principal use within an existing office/warehouse complex on 3.2 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the south side of Spring Mountain Road, 310 feet east of Polaris Avenue within Paradise. JJ/bb/jd (For possible action)

RELATED INFORMATION:

APN:

162-17-211-001

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL TOURIST

BACKGROUND:

Project Description

General Summary

- Site Address: 3305 Spring Mountain Road, Suites 2, 3, and 24
- Site Acreage: 3.2
- Project Type: Retail sales (furniture)
- Number of Stories: 1
- Square Feet: 792 (lease area)
- Parking Required/Provided: 106/139

Site Plans

The purpose of the request is to operate a retail sales (furniture) store as a primary use located in an existing office building on the northern portion of the site. Parking spaces are located on the east, south, and west sides of the building. The site has access to Spring Mountain Road and Polaris Avenue via shared access with the adjacent parcel to the west. No changes to the drive aisle or parking spaces are proposed or required for this application. H-1 zoning was approved for this site in 2007 for a resort hotel by way of a Resolution of Intent for which an extension of time was recently applied for and is scheduled to be heard by the Board of County Commissioners on April 6, 2022. The existing warehouse has been maintained and remains an active use during the course of time the Resolution of Intent has been in place.

Landscaping

The plans depict an existing landscape area along Spring Mountain Road and interior parking lot trees distributed throughout the site. No changes to the landscaping are proposed or required for this application.

Elevations

Pictures submitted with the application show an existing single story building with stucco facade and a pitched roof with concrete roof tile. No changes to the elevations are proposed or required for this application.

Floor Plans

The plans depict a 1,260 square foot lease area, consisting of 3 units with an office and showroom space for furniture sales.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant is proposing to operate a retail furniture store as a primary use in an existing warehouse building. The entire complex has more than enough parking with adequate access for customers. Another site will be used for warehouse storage and delivery of furniture. The hours of operation will be Tuesday through Saturday 11:00 a.m. to 7:00 p.m.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-18-400166 (ZC-0425-07)	Fourth extension of time to reclassify 33.5 acres from M-1 to H-1 zoning for a resort hotel/casino with high rise towers including hotel rooms and resort condominiums, and all incidental buildings and structures	Approved by BCC	September 2018
UC-18-0054	Minor training facility (DUI School)	Approved by PC	March 2018
ZC-0425-07 (ET-0035-16)	Third extension of time to reclassify to H-1 zoning and expansion of the Gaming Enterprise District for a resort hotel with high-rise condos	Approved by BCC	May 2016
ZC-0425-07 (ET-0046-13)	Second extension of time to reclassify to H-1 zoning and expansion of the Gaming Enterprise District for a resort hotel with high-rise condos	Approved by BCC	July 2013
UC-0146-11	Health club (yoga/fitness studio)	Approved by PC	June 2011

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0425-07 (ET-0070-10)	First extension of time of a zone change to reclassify 33.5 acres from M-1 to H-1 zoning for a resort hotel/casino with high rise towers including hotel rooms and resort condominiums and all incidental buildings and structures	Approved by BCC	June 2010
UC-0368-10	A place of worship	Approved by PC	September 2010
ZC-0425-07	Reclassified to H-1 zoning and expanded the Gaming Enterprise District for a resort hotel with high-rise condos	Approved by BCC	July 2007
UC-1139-99	A psychic arts business	Approved by PC	September 1999
UC-0209-98	A trade school	Approved by BCC	March 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Commercial Tourist	M-1	Office/warehouse complex & industrial

Related Applications

Application Number	Request
ET-21-400129 (ZC-0425-07)	A fifth extension of time to reclassify to H-1 zoning and expansion of the Gaming Enterprise District for a resort hotel with high-rise condos is a related item to be heard on the Board of County Commissioners' April 6, 2022 agenda.

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.

It is important to ensure compatibility with existing or planned surrounding uses and that there is adequate on-site parking to accommodate the intended patrons. Staff finds that on-site parking will accommodate the proposed use, given the limited size of the show room and on-site storage

of furniture. Additionally, similar uses have been approved on the site. The parcel fronts on a major street (Spring Mountain Road), which can accommodate high traffic volumes. There are no residential uses in the surrounding area, and staff does not anticipate any negative impacts on the adjacent properties from a retail furniture sales use at the subject location. The proposed use will not create a burden for existing local street or pedestrian infrastructure or facilities.

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: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: MILLENNIAL FURNITURE

CONTACT: MILLENNIAL FURNITURE, 3305 SPRING MOUNTAIN RD, SUITE 3, LAS VEGAS, NV 89102