

11/16/21 PC AGENDA SHEET

HEALTH CLUB/PERSONAL SERVICES  
(TITLE 30)

FORT APACHE RD/MARTIN AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**UC-21-0531-FORT APACHE PROFESSIONAL PARK, LLC:**

**USE PERMITS** for the following: **1)** health club; and **2)** personal services in conjunction with an approved office complex on 5.0 acres in a C-P (Office and Professional) Zone.

Generally located on the east side of Fort Apache Road and the south side of Martin Avenue within Spring Valley. JJ/rk/jo (For possible action)

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RELATED INFORMATION:

**APN:**

176-05-227-002 through 176-05-227-007

**LAND USE PLAN:**

SPRING VALLEY - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 6710 Fort Apache Road (multiple addresses)
- Site Acreage: 5
- Project Type: Health club with ancillary personal services
- Number of Stories: 1
- Building Height (feet): 24
- Square Feet: 49,452
- Parking Required/Provided: 198/231

Site Plans

The plans depict a previously approved office complex consisting of 6 buildings with parking shown around the perimeter of the site. The proposed health club (pilates studio) with ancillary personal services is in a suite in Building D located on the southern portion of the site. No changes are proposed or required for the building, landscaping, or parking area. Access to the site is from both Fort Apache Road and Martin Avenue.

Landscaping

No additional landscaping is proposed or required with this application.

### Elevations

Each office building consists of painted stucco, parapet walls along the roofline at various heights up to 24 feet high, and store front window systems.

### Floor Plans

The 7,156 square foot lease area includes 3 separate pilates rooms, a cardio room, weight room, restrooms, waiting area, office, storage, and 128 square foot ancillary facial and massage room offered as a complimentary service to their clients.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant indicates that the proposed pilates studio will be harmonious and compatible with the approved office complex and will provide a high end training experience within a clean and safe environment.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
NZC-20-0057	Reclassified this site to C-P zoning for an office complex	Approved by BCC	May 2020
TM-20-500017	1 lot commercial subdivision on 5 acres	Approved by BCC	May 2020
VS-20-0060	Vacated and abandoned easements on the property	Approved by BCC	May 2020

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Commercial General	C-2	Mini-storage facility
South	Residential Suburban (up to 8 du/ac) & Commercial General	C-2	Shopping center, convenience store, & gasoline station
East	Major Development Project (Rhodes Ranch)	R-2	Single family subdivision
West	Office Professional	R-2	Single family subdivision

### **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.

Low intensity health club facilities with personal services are appropriate and compatible with office developments. Therefore, since the site has parking available for all tenants, staff does not anticipate any adverse impacts and finds that the use is compatible with the existing development and surrounding area. Therefore, staff can support the 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:** Spring Valley - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** CORE PILATES

**CONTACT:** CORE PILATES, 3721 VIA CORSO AVE, HENDERSON, NV 89052