PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-18-0675-RENAISSANCE DRIVE NV, LLC, ET AL:

USE PERMIT for a major training facility (Nevada Department of Public Safety) in conjunction with an existing office/retail complex on a portion of 10.2 acres in a C-1 (Local Business) Zone in the MUD-4 and MUD-3 Overlay Districts.

Generally located on the north side of Tropicana Avenue, 800 feet west of Eastern Avenue within Paradise. CG/dg/ja (For possible action)

RELATED INFORMATION:

APN;
162-23-812-003 & 004

LAND USE PLAN:
WINCHESTER/PARADISE - COMMERCIAL NEIGHBORHOOD

BACKGROUND:
Project Description
General Summary
  • Site Address: 2295 Renaissance Drive
  • Site Acreage: 10.2 (portion)
  • Project Type: Major training facility (Nevada Department of Public Safety)
  • Square Feet: 7,339 (lease space)
  • Parking Required/Provided: 555/643 (overall site)

Site Plans & Project Scope
The plans depict an existing office/retail complex consisting of multiple buildings with access driveways from Tropicana Avenue and a private street (Renaissance Drive). The major training facility will occupy a portion of 2 suites located in the central portion of the complex. No changes are proposed to the site design.

The training facility is for the Nevada Department of Public Safety and may include 30 to 40 cadets with 5 to 6 instructors. This location will be a permanent facility and provide for physical and intellectual skills training for a wide variety of employees and recruits. Firearms and emergency vehicle training will be conducted at a different off-site location.
**Landscaping**
All street and site landscaping exists and no additional landscaping is proposed.

**Floor Plans**
The plans depict Units B & C for a total area of 7,339 square feet that consist of offices, classrooms, mat room, restrooms, and a breakroom.

**Applicant’s Justification**
The applicant states that the major training facility will serve all of Southern Nevada and may include personnel from Nevada Highway Patrol, Nevada Division of Parole and Probation, and a number of other State law enforcement and safety provider agencies. This facility is expected to have significant positive impacts on the neighborhood including neighborhood safety perception due to the increased visual presence of law enforcement.

**Prior Land Use Requests**

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
<th>Action</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>UC-0122-10</td>
<td>A major training facility (language classes) – expired</td>
<td>Approved by PC</td>
<td>May 2010</td>
</tr>
<tr>
<td>UC-0606-95</td>
<td>A vocational/career school – expired</td>
<td>Approved by PC</td>
<td>May 1995</td>
</tr>
</tbody>
</table>

**Surrounding Land Use**

<table>
<thead>
<tr>
<th></th>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North, East, South, &amp; West</td>
<td>Commercial Neighborhood</td>
<td>C-1 &amp; C-2</td>
<td>Portions of the same office/retail complex</td>
</tr>
</tbody>
</table>

The immediate area is within the MUD-4 and MUD-3 Overlay Districts.

**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.

Urban Specific Policy 1 of the Comprehensive Master Plan encourages, in part, urban/suburban growth patterns that promote employment opportunities/development. A major training facility is appropriate at this location as similar uses have existed within this commercial development with no known adverse impacts. Staff’s primary concerns with these types of uses are to ensure compatibility with existing and planned surrounding uses and that there is adequate on-site parking.
Major training facilities in other parts of Clark County have shown to be appropriate and compatible in office developments or areas. Therefore, staff does not anticipate any adverse impacts from this major training facility and finds the use to be compatible with the existing development in the surrounding area. Finally, this request, in conjunction with the existing development, creates an appropriate shared use of existing facilities and the requested use places no additional demands on the site in terms of required parking, landscaping, or other design features.

Staff finds the parking is more than adequate for the proposed use as reflected on the parking analysis provided by the applicant. Staff finds the request is also compliant with Urban Specific Policy 2 which encourages, in part, where infrastructure is available, maximize the use of infill development.

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 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
- Applicant is advised that fire protection may be required for this facility; to contact Fire Prevention for further information at (702) 455-7316; to contact the Building Department at (702) 455-3000 regarding a potential change in occupancy classification; and that any changes in occupancy classification may have impacts on both the site plan and construction.

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: STATE OF NEVADA DEPT. OF PUBLIC SAFETY, TRAINING DIVISION
CONTACT: LT. RUBY BLEDSOE, 215 E. BONANZA RD., LAS VEGAS, NV 89101