



Planning Commission Agenda Item

Date: May 12, 2021

Item No: 8.

TO: Planning Commission

FROM: Marc Jordan, Director Land Development & Community Services
Prepared By: Sharianne Dotson

SUBJECT: SUP-19-2021 HAPPY MESSAGE (Public Hearing). Applicant: Happy Massage LLC. Request: A special use permit in a C-1 (Neighborhood Commercial District) to allow a massage establishment. Location: 3315 West Craig Road, Suite 107. (Ward 2)

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DESCRIPTION: (APN 139-05-316-003).

The applicant is requesting Planning Commission approval of a special use permit to allow a massage establishment. The site is located at 3315 West Craig Road, Suite 107 and has a zoning designation of C-1, Neighborhood Commercial District. The Comprehensive Master Plan Land Use designation for the subject site is Mixed-Use Commercial.

BACKGROUND INFORMATION:

Previous Action
N/A

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Mixed-Use Commercial	C-1, Neighborhood Commercial	Northern Vista Commercial Complex
North	Single-Family Low	R-1, Single-Family Low Density	Existing Single-Family Residential Development
South	Mixed-Use Commercial	C-1, Neighborhood Commercial	Northern Vista Commercial Complex
East	Mixed-Use Commercial	C-2, General Commercial District	Existing Commercial Development
West	Mixed-Use Commercial	C-1, Neighborhood Commercial	Northern Vista Commercial Complex

DEPARTMENT COMMENTS:

Department	Comments
Public Works:	No Comment.
Police:	No Comment.
Fire:	No Comment.
Clark County School District	No Comment.
Clark County Department of Aviation	No Comment.

ANALYSIS

The applicant is requesting Planning Commission consideration of a special use permit to allow a massage establishment within a developed commercial complex. The site is located at 3315 West Craig Road, Suite 107. According to the letter of intent, the applicant is proposing to occupy one (1) suite that is approximately 1,200 square feet in size. The proposed floor plan indicates a cashier and waiting areas at the front and six (6) rooms for massage services, a restroom, office and a laundry room. The proposed establishment will operate from 8 a.m. to 9 p.m. seven (7) days a week. The massage establishment will provide wellness services to the surrounding area. The applicant is required to obtain a license from the Nevada State Board of Massage Therapy for any employees performing the massages.

The building was constructed in approximately 2002, as part of a commercial complex, and is in compliance with the current commercial design standards. There are additional retail, medical and commercial uses within the existing commercial center (*Northern Vista*). The applicant is not proposing any exterior modifications to the front of the building.

The proposed request is consistent with the other commercial uses within this commercial center. Staff does not anticipate any negative impacts on the neighboring properties.

Requirements for Approval of a Special Use Permit

In accordance with the Zoning Ordinance, the Planning Commission may, by motion, grant a special use permit if the Planning Commission finds, from the evidence presented, that all of the following criteria are satisfied:

1. The proposed use is consistent with the Comprehensive Master Plan and all applicable provisions of this Code and applicable State and Federal regulations;
2. The proposed use is consistent with the purpose and intent of the zoning district in which it is located and any applicable use-specific standards and criteria in Chapter 17.20 of this Code;
3. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (such as, but not limited to, hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);
4. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable; and
5. Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development.

CONDITIONS:***Planning and Zoning:***

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.

ATTACHMENTS:

Letter of Intent
Site Plan
Floor Plan
Elevation Photos
Clark County Assessor's Map
Location and Zoning Map