



Planning Commission Agenda Item

Date: October 13, 2021

Item No: 7.

TO: Planning Commission

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

SUBJECT: SUP-57-2021 PANTHERS BASEBALL LLC TRAINING FACILITY (Public Hearing). Applicant: Panthers Baseball LLC aka NV Athletics.
Request: A special use permit in an M-2 (General Industrial District) to allow an indoor recreation center. Location: 2560 West Brooks Avenue, Suite 101, Unit C. Ward 2

RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT DESCRIPTION: (APN 139-17-510-020)

The applicant is requesting a special use permit to allow an indoor recreation center (batting cages) located at 2560 West Brooks Avenue, Suite 101, Unit C within an existing building. The subject site is zoned M-2, General Industrial District and the Comprehensive Master Plan Land Use designation is Mixed-Use Employment.

BACKGROUND INFORMATION:

Previous Action
N/A

RELATED APPLICATIONS:

Application #	Application Request
N/A	

GENERAL INFORMATION:

	Land Use	Zoning	Existing Use
Subject Property	Mixed-Use Employment	M-2, General Industrial District	Industrial Development
North	Mixed-Use Employment	M-2, General Industrial District	Industrial Development
South	Mixed-Use Employment	M-1, Business Park Industrial District	Industrial Development
East	Mixed-Use Employment	M-2, General Industrial District	Industrial Development
West	Mixed-Use Employment	M-2, General Industrial District	Industrial Development and Vacant Pad

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:	See attached memorandum.
Economic Development:	No Comment.

ANALYSIS:

The applicant is requesting Planning Commission approval of a special use permit to allow an indoor recreation center (batting cages) located at 2560 West Brooks Road, Suite 101, Unit C. The proposed use will occupy 9,974 square feet. The existing building is part of an existing industrial / warehouse development. Access to the site will be from an existing driveway on Brooks Avenue. According to the letter of intent there will be 6 employees and the offered activities will be one-on-one training; batting cages; baseball strength and agility classes. Per the letter of intent the proposed hours of operation will be Monday through Friday 5 pm to 9 pm and Saturday and Sunday 9 am to 9 pm. The parcel is located in the AE-70 Air Terminal Environs Overlay District.

According to photos submitted by the applicant, the building is a two (2) story concrete tilt up structure painted white with beige for contrast and a red pillar at the entrance. Additional suites within the building use red access doors facing Brooks Avenue and

two (2) red metal rollup doors at the rear of the building. The building was constructed in 2004 and the applicant is not proposing any exterior changes to the building. There are shared areas within the building that will have specific door codes to enter to ensure the customers and young athletes are safe and secure within the building while utilizing the facility.

The existing perimeter landscaping contains a five (5) foot sidewalk and a 20 foot planting area along Brooks Avenue. The onsite landscaping areas include the required parking lot and foundation landscaping. Shown in the submitted photos the existing landscaping areas consist of palm trees, shrubs and decorative rock. The site is in compliance with landscaping requirements.

The required parking for an indoor recreation center (batting cages) is a total of 26 parking spaces. The office area in an industrial zoning requires seven (7) parking spaces and the recreational area within the remaining portion of the building is a total of 19 parking spaces. The submitted site plan indicates there are 27 parking spaces provided. Therefore, sufficient parking is provided for the indoor recreation center and the site is in compliance with the required parking.

The Clark County Department of Aviation has reviewed the proposed development and noted the site is inside the AE-70 noise contour and indicated the need for noise level reduction be incorporated into the building. This is an existing building built in 2004 and at that time was not built to comply with the needed noise contouring. While the nature of the use will be noise intensive within the building with the pitching machines, batting cages and agility training for the athletes, the applicant should provide the proper 25 decibel noise attenuation exterior to interior to help their clients.

Staff has no objections to the proposed use. The proposed use is consistent with the M-2, General Industrial District designation and the Mixed-Use Employment land use designation. The proposed use is compatible with the existing uses and the surrounding neighborhood. Staff recommends approval subject to conditions.

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 facts exist:

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.
2. Hours of operation shall be Monday through Friday 5 pm to 9 pm and Saturday and Sunday 9 am to 9 pm.
3. Applicant shall update the building with the proper 25 decibel noise attenuation exterior to interior.

ATTACHMENTS:

Letter of Intent

Site Plan

Building Elevation

Floor Plan

Clark County Department of Aviation Memorandum

Clark County Assessor's Map

Location and Zoning Map