



# Planning Commission Agenda Item

Date: April 9, 2025

Item No: 14

**TO:** Planning Commission

**FROM:** Alfredo Melesio, Jr., AICP, EDFP, Director of Land Development  
Prepared By: Chad Jordan, Planning Examiner

**SUBJECT:** **SUP-03-2025 NORTHERN STAR. (Public Hearing).** Applicant: Mea 168 LLC.  
Request: A Special Use Permit in a PUD, Planned Unit Development District, to  
Allow a Massage Establishment. Location: 5725 Losee Road Suite 115. (APN 124-  
26-816-003) Ward 2. (For Possible Action)

## **RECOMMENDATION: APPROVE WITH CONDITIONS**

### **PROJECT DESCRIPTION:**

The applicant is requesting Planning Commission consideration of a special use permit to allow a massage establishment. The site is located at 5725 Losee Road, Suite 115, and has a zoning classification of PUD, Planned Unit Development District. The Comprehensive Master Plan Land Use designation for the subject site is Neighborhood Commercial.

### **BACKGROUND INFORMATION:**

Previous Action	
At the City Council Meeting on September 20, 2006, the property reclassification Ordinance No. 2304 (ZN-35-2003) from a R-E, Ranch Estates District, to PUD, Planned Unit Development District was approved.	
Amendment to the Comprehensive Plan (AMP-40-06) to change the Land Use from Community Commercial to Neighborhood Commercial was approved by City Council on November 1, 2006.	

### **RELATED APPLICATIONS:**

Application #	Application Request
N/A	

**GENERAL INFORMATION:**

	Land Use	Zoning	Existing Use
<b>Subject Property</b>	Neighborhood Commercial	PUD, Planned Unit Development District	Existing Commercial/Retail
<b>North</b>	Single-Family Medium	PUD, Planned Unit Development District	Existing Single-Family Residential
<b>South</b>	Neighborhood Commercial	PUD, Planned unit Development District	Existing Commercial/Retail
<b>East</b>	Community Commercial	C-1, Neighborhood Commercial District	Existing Commercial/Retail
<b>West</b>	Single-Family Medium	PUD, Planned Unit Development District	Existing Single-Family Residential

**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 at 5725 Losee Road, Suite 115, within an existing commercial complex (Losee Plaza). The site has a zoning classification of PUD, Planned Unit Development District, with a Comprehensive Land Use designation of Neighborhood Commercial. The proposed massage establishment will occupy a 1,192-square-foot suite and operate daily from 9:00 AM to 9:00 PM. The establishment will feature four (4) massage rooms, and all massage therapists will be licensed by the Nevada State Board of Massage Therapy.

The site features a mix of retail, personal service, and three (3) restaurants. The existing building, constructed in 2008, complied to the Commercial Design Standards for materials and design at that time. The applicant does not propose any exterior modifications to the building. Access to the site is available through three (3) existing entrances: two (2) from

Losee Road and one (1) from East Ann Road. The site plan indicates that this suite shares parking with the existing commercial center, which contains a total of 60 parking spaces. The proposed massage establishment requires a minimum of four (4) off-street parking spaces. As a result, staff does not expect any parking issues for the proposed use or the existing approved uses.

The submitted photos depict existing landscaped areas. **Figure 1** shows the foundation area on each side of the entrance to the proposed suite. The landscaping in these areas has either deteriorated or has been removed. To meet landscaping requirements, the applicant should install foundation landscaping. Staff recommends placing one (1) five-gallon plant in each planter area.



**Figure 1**

**Figure 2** illustrates the perimeter landscaping along Losee Road, where deterioration has resulted in a 50% ground coverage deficit. To comply with landscaping requirements, the applicant should install appropriate vegetation to achieve a minimum of 50% ground coverage



**Figure 2**

Lastly, **Figure 3** indicates noncompliance with the requirement for street trees along arterial streets. Per regulations, street trees must be 24-inch box-sized and spaced 20 feet on center. To bring this area into compliance, the applicant should install two (2) 24-inch box trees along Losee Road in accordance with Section 17.24.060.E.4.a.



**Figure 3**

### **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;

The Comprehensive Master Plan designates the area as Neighborhood Commercial, intended primarily to serve the surrounding neighborhoods and community. A massage establishment is permitted within the Planned Unit Development (PUD) District with a special use permit.

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;

The purpose of the PUD, Planned Unit Development District, is to provide as an alternative to conventional zoning and development approaches and processes. Its purpose is to promote innovative approaches to residential,

commercial, and industrial development while fostering creative land use. Permitted uses within this district should provide goods and services at a neighborhood scale and remain compatible with the residential character of the surrounding area. A massage establishment would be a suitable addition to a commercial center, serving the needs of nearby residents and the surrounding neighborhood.

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);

The massage establishment will occupy one of the existing commercial office spaces on-site. Operating from 9:00 a.m. to 9:00 p.m., the facility is not expected to negatively impact the existing center, as some businesses will remain open beyond the proposed closing time.

4. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable; and

There are no significant adverse impacts anticipated from this use. The establishment will be located within an existing suite within an established commercial center.

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.

The proposed massage establishment is consistent with the current zoning designation of PUD, Planned Unit Development, and should not pose a negative impact on the existing uses, the surrounding community or properties. The proposed massage establishment is not expected to negatively impact the existing facilities and services on-site. Staff has no objections to the proposed use and recommends approval with conditions.

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

1. That, unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. The daily hours of operation shall be limited to 9:00 am to 9:00 pm
3. The applicant shall plant two (2) five-gallon shrubs near the entrance of the building.
4. The applicant shall replace the dead vegetation with shrubs to meet the 50% ground coverage requirement for the perimeter landscaping.
5. The applicant shall plant two (2) 24-inch box trees to replace the lost trees along the Losee Road frontage.

**ATTACHMENTS:**

Letter of Intent  
Site Plan  
Elevations  
Revised Floor Plan  
Clark County Assessor's Map  
Location and Zoning Map