

06/21/23 BCC AGENDA SHEET

PERSONAL SERVICES (BEAUTY SALON)  
(TITLE 30)

RUSSELL RD/HORSESHOE DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WC-23-400052 (ZC-1576-98)-BESEAU, CONCHITA:**

**WAIVER OF CONDITIONS** of a zone change requiring no access to Horseshoe Drive in conjunction with a beauty salon on 0.5 acres in a C-P (Office and Professional) (AE-60) Zone in the Russell Road Transition Corridor Overlay District.

Generally located on the north side of Russell Road and the west side of Horseshoe Drive within Paradise. JG/md/syp (For possible action)

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RELATED INFORMATION:

**APN:**

162-25-411-014

**LAND USE PLAN:**

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 2700 Horseshoe Drive
- Site Acreage: 0.5
- Project Type: Personal services (beauty salon)
- Number of Stories: 1
- Building Height (feet): Up to 16.5
- Square Feet: 2,674
- Parking Required/Provided: 11/10

**History & Request**

The C-P zoning for the subject property was approved via ZC-1576-98 by the Board of County Commissioners in October 1998 to convert an existing single family residence into an office building. However, building permits were never submitted to convert the residence to an office building. The applicant is now proposing to convert the existing single family residence to a beauty salon consisting of 6 salon suites, necessitating a use permit. A condition of ZC-1576-98 requires no access to Horseshoe Drive. This is a request to waive that condition.

### Site Plans

The plans depict an existing 1 story single family residence located on a project site consisting of 0.5 acres at the northwest corner of Russell Road and Horseshoe Drive. The residence will be converted into a beauty salon and features the following existing setbacks: 1) 9 feet from the north property line requiring a waiver to reduce the setback; 2) 68 feet from the east property line adjacent to Horseshoe Drive; 3) 30 feet from the south property line; and 4) 43 feet from the west property line. A trash enclosure is located immediately to the northeast of the existing building, and is set back 5 feet from the north property line, requiring a waiver to reduce the setback from the property line and adjacent single family residence. The proposed development requires 11 parking spaces where 10 parking spaces are provided, necessitating a waiver to reduce parking. The parking spaces are located along the northeast, east, and southeast perimeter of the project site. Access to the site is granted via an existing driveway adjacent to Horseshoe Drive, requiring waiver for access to a local street, a non-standard driveway, reduced throat depth and to reduce the approach distance to the intersection of Horseshoe Drive and Russell Road. The existing driveway adjacent to Russell Road will be closed with a raised curb and landscape area.

### Landscaping

The plans depict an existing landscape area along Russell Road measuring between 2.5 feet to 7 feet in width, behind a 5 foot wide attached sidewalk, consisting of trees, shrubs, and groundcover. A street landscape area measuring 7 feet in width is located between the existing sidewalk along Russell Road the existing 6 foot high CMU block wall at the southwest corner of the site. An existing landscape area measuring between 4 feet to 21 feet in width, behind a proposed 5 foot wide attached sidewalk, is located adjacent to Horseshoe Drive that also includes trees, shrubs, and groundcover. Several trees will be planted at the northeast corner of the site, including 1 tree adjacent to the trash enclosure. Existing trees and shrubs are located along the northwest property line, adjacent to an existing single family residence. A landscape planter area for shrubs is located along the southeast portion of the building. In lieu of providing the required amount of landscape finger islands within the interior of the parking lot, the required trees have been distributed throughout the interior and perimeter of the site. The development requires 13 trees within the interior and perimeter of the site where 15 trees are provided. The applicant indicates the use of the dustpan driveway necessitates a waiver to reduce the driveway throat depth.

### Elevations

The plans depict an existing single story building measuring between 15 feet to 16.5 feet in height with a pitched, concrete tile roof. An existing porte-cochere measuring 9 feet in height is attached to the east portion of the building. The exterior of the building consists of stucco and is painted with neutral, earth tone colors. All rooftop mounted equipment will be screened from public view and the right-of-way with metal panels painted to match the exterior of the building.

### Floor Plans

The plans depict an existing building measuring 2,674 square feet consisting of 6 salon suites, restroom facilities, shampoo room, lobby, kitchen/breakroom, and a storage and office area.

### Signage

Signage is not a part of this request.

### Previous Conditions of Approval

Listed below are the approved conditions for ZC-1576-98:

#### Current Planning:

- Subject to no resolution of intent and staff preparing an ordinance to adopt the zoning;
- No access to Horseshoe Drive;
- Drive aisles per code;
- Handicap space to be relocated adjacent to entrance to building;
- 6 foot minimum landscaping along Russell Road in front of existing wall;
- Residential character to be maintained;
- No lighting to shine on neighboring properties;
- Any rear parking areas to be gated and locked during non-office hours;
- Design review as a public hearing for any significant changes on plans;
- Monument signage only (maximum 70 square feet, 7 feet by 10 feet with a maximum height of 7 feet);
- Screening any rooftop mounted mechanical equipment;
- Second story windows (if applicable) that face onto existing residences to be of an opaque or obscure nature;
- Converted residence to be constructed to Clark County Building Code commercial standards.

#### Public Works – Development Review

- Property owner to sign Special Improvement Agreement for Russell Road and License and Maintenance Agreement for any non-standard improvements within the right-of-way.

### Applicant's Justification

The applicant states after reviewing several options to add a commercial driveway on Russell Road, it has been determined that it is not going to be achievable. The primary reason being that a driveway on Russell Road conflicts with the existing utility pole and traffic signal.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-1576-98	Reclassified the subject property to C-P zoning for a future office building	Approved by BCC	October 1998

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E & CRT	Office complex & single family residential
East	Neighborhood Commercial	C-P	Place of worship
West	Neighborhood Commercial	R-E	Single family residential

**Related Applications**

<b>Application Number</b>	<b>Request</b>
UC-23-0209	A use permit with waivers of development standards with a design review is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

**Analysis****Comprehensive Planning**

The intent of the previously approved condition was to prohibit access onto Horseshoe Drive to mitigate any impacts vehicular traffic would have on the surrounding residential development. ZC-1576-98 was approved by the Board of County Commissioners in October 1998 to convert an existing single family residence into an office building. However, building permits were never submitted to convert the residence to an office building. The applicant is now proposing to convert the existing single family residence to a beauty salon consisting of 6 salon suites. Staff ordinarily does not support waiving conditions previously imposed by the Board of County Commissioners. The applicant is proposing to reconfigure the existing driveway adjacent to Horseshoe Drive as a single point of ingress and egress to the site. The applicant is also proposing to close the existing driveway access to Russell Road, thereby eliminating a commercial driveway along an arterial street. The existing place of worship, immediately to the east of the project site, has a single point of access to Horseshoe Drive. Furthermore, a place of worship typically generates a larger amount of vehicular traffic than a beauty salon. Staff finds the request to waive the condition requiring no access to Horseshoe Drive should have minimal impact on the surrounding properties and land uses. Therefore, staff recommends approval of this request.

**Staff Recommendation**

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition will no longer fulfill its intended purpose.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

**PRELIMINARY STAFF CONDITIONS:****Public Works - Development Review**

- No comment.

**Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:** Paradise - approval (1 year review as a public hearing).

**APPROVALS:**

**PROTEST:**

**APPLICANT:** CONCHITA BESEAU

**CONTACT:** CONCHITA BESEAU, 4077 MONTHILL AVENUE, LAS VEGAS, NV 89121