

07/08/26 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-26-0291-MGR PROPERTIES, LLC:

AMENDED USE PERMIT for an assisted living facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height (no longer needed); **2)** allow non-decorative fence/walls (no longer needed); and **3)** alternative driveway geometrics.

DESIGN REVIEW for a proposed assisted living facility on 1.49 acres in an IP (Industrial Park) Zone.

Generally located south of Glen Avenue and west of McLaurine Avenue within Sunrise Manor.
TS/mh/kh (For possible action)

RELATED INFORMATION:

APN:

161-07-110-002; 161-07-110-008 through 161-07-110-010

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase wall height within the front setback to 6 feet where 3 feet is the maximum allowed per Section 30.04.03 (a 100% increase) (no longer needed).
2.
 - a. Allow a non-decorative wall along McLaurine Avenue where fences and walls along the street within the urban area shall be decorative (no longer needed).
 - b. Allow a non-decorative wall along Glen Avenue where fences and walls along the street within the urban area shall be decorative (no longer needed).
 - c. Allow a non-decorative fence along Dalhart Avenue where fences and walls along the street within the urban area shall be decorative (no longer needed).
3.
 - a. Reduce throat depth for the driveway along McLaurine Avenue to 15 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 40% reduction).
 - b. Reduce departure distance for a driveway along McLaurine Avenue from the intersection of Glen Avenue and McLaurine Avenue to 112 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 (a 41% reduction).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 2524 Dalhart Avenue, 2507 McLaurine Avenue, and 2547 McLaurine Avenue
- Site Acreage: 1.49
- Number of Units: 30
- Density (du/ac): 10.07
- Project Type: Assisted living facility
- Number of Stories: 1
- Building Height (feet): 23 (assisted living buildings)/12 (office)
- Square Feet: 6,244 (assisted living buildings)/2,130 (office)
- Parking Required/Provided: 24/29 (including 2 accessible spaces)
- Sustainability Required/Provided: 7/5

History & Site Plan

The site was originally approved for an office-warehouse building in August 2006 via ZC-0985-06, which was never constructed. The site was subsequently approved for a parking lot with outdoor storage and display in July 2025 via UC-25-0254, which also expunged the design review portion of ZC-0985-06. The applicant is now proposing to redevelop the site for a proposed assisted living facility.

The plans depict a proposed assisted living facility accessed via McLaurine Avenue, a local street, to the east. The site features 3 assisted living buildings, which are situated in the north, south, and west portions of the site, respectively. Building A is set back 26 feet from the north property line, 28 feet from the east property line, and 5 feet from the west property line. Building B is set back 29 feet from the east property line, and 5 feet from the southwest and west property lines. Building C is set back 5 feet from the northwest property line and 19 feet from the west property line. An existing 2,130 square foot building is proposed to be repurposed to an administrative support office, which is located on the west side of the site, 14 feet south of Building C and 10 feet from the south property line. A 400 square foot utility room is located 14 feet south of Building C and 11 feet east of the office.

Parking is located along the east side of the site, centrally located between the 4 buildings. An access gate that will remain open during business hours and will be set back 25 feet from the property line. A trash enclosure is located on the south side of the parking lot and is 21 feet north of Building B. A 6 foot high decorative screen wall is proposed along all 4 sides of the site, while an existing 6 foot high block wall is located along the southwest side of the site. Waivers are requested for reduced throat depth and departure distance for the driveway along McLaurine Avenue.

Landscaping

The plans depict detached sidewalks with street landscaping along Glen Avenue, McLaurine Avenue, and Dalhart Avenue, with the landscaping consisting of large trees, shrubs, and groundcover. The plans also show parking area landscaping consisting of landscape islands with trees and shrubs.

Elevations

The plans depict 23 foot high assisted living buildings with stucco facades with stone veneer columns, awnings, and variable rooflines composed of concrete tile. The entrances are on the front sides of the buildings with windows on all sides. The buildings will be painted in desert tones. The plans also show a 12 foot high office building with a stucco facade and a flat, variable roofline.

Floor Plans

The plans depict 3 assisted living buildings that are each 6,244 square feet. The buildings feature bedrooms, restrooms, examination rooms, a cleaning room, storage room, and a recreational area. Each building features 10 bedrooms with 16 total beds. The plans also show a 2,130 square foot office building with offices, restrooms, a conference room, break room, kitchen, pantry, and closets.

Applicant's Justification

The applicant states that the assisted living facility will not be accessed via a collector or arterial street due to the limited frontage and unusual right-of-way configuration of the adjacent streets. The site is surrounded by industrial zoning with scattered residential uses in the area, so the development will blend in with the surrounding uses. The reduced throat depth and departure distance will not create issues as the site will generate a small amount of traffic. The site will also be gated and screened with 6 foot high block walls.

Prior Land Use Requests

APN 161-07-110-002

Application Number	Request	Action	Date
ZC-0364-17	Zone change from R-E and H-2 to M-D	Approved by BCC	July 2017

APNs 161-07-110-008 & 161-07-110-009

Application Number	Request	Action	Date
UC-25-0254	Use permit, waivers of development standards, and design review for a parking lot with outdoor storage and display	Approved by BCC	July 2025
ZC-0364-17	Zone change from R-E and H-2 to M-D	Approved by BCC	July 2017
VS-0078-09	Vacation and abandonment portions of Park Street and McLaurine Avenue - expired	Approved by BCC	April 2009
VS-1593-06	Vacation and abandonment portions of East Glen Drive and McLaurine Avenue - expired	Approved by BCC	February 2007
ZC-0985-06	Zone change from R-E to M-D, waivers of development standards, and design review for an office warehouse building - expired	Approved by BCC	August 2006

APN 161-07-110-010

Application Number	Request	Action	Date
UC-25-0254	Use permit, waivers of development standards, and design review for a parking lot with outdoor storage and display	Approved by BCC	July 2025
ZC-0364-17	Zone change from R-E and H-2 to M-D	Approved by BCC	July 2017
VS-0825-15	Vacation and abandonment a portion of Lake Street	Approved by PC	February 2016
VS-0078-09	Vacation and abandonment portions of Park Street and McLaurine Avenue - expired	Approved by BCC	April 2009
VS-1593-06	Vacation and abandonment portions of East Glen Drive and McLaurine Avenue - expired	Approved by BCC	February 2007
ZC-0985-06	Zone change from R-E to M-D, waivers of development standards, and design review for an office warehouse building - expired	Approved by BCC	August 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment & Urban Neighborhood (greater than 18 du/ac)	IP & RM32	Vehicle maintenance & multi-family residential
South	Business Employment	IP & IL	Vehicle maintenance & outdoor storage
East	Business Employment	IP & IL	Outdoor storage
West	Business Employment	H-2 & RS20	Undeveloped

Related Applications

Application Number	Request
VS-26-0292	A vacation and abandonment of rights-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not

materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Use Permit & Design Review

While staff can appreciate the site improvements proposed by the applicant, particularly the provision of street landscaping along Glen Avenue, McLaurine Avenue, and Dalhart Avenue, staff has concerns with the overall development. The site and surrounding areas have gradually shifted to industrial zoning and uses, including outdoor storage and vehicle maintenance. The site is adjacent to multiple properties being used for outdoor storage, making an assisted living facility a less suitable use for this particular location. The assisted living facility will also not be accessed from an arterial or collector street as required by Title 30, and the trash enclosure will open into the drive aisles of the parking area, creating potential vehicular conflicts. The addition of 6 foot high walls around the property will offer some screening to help mitigate the intensity of the surrounding development, but the proposed assisted living facility remains incompatible with the existing development around the site. Staff finds that the proposed facility would be more appropriate in a residential, commercial, or low-intensity industrial area. Therefore, staff cannot support these requests.

Public Works - Development Review

Waiver of Development Standards #3

Staff has no objection to the reduction in throat depth and departure distance for the McLaurine Avenue commercial driveway. Although the throat depth and departure distance does not comply with the minimum standard, the applicant worked with staff to relocate a sanitation bin enclosure and extend the throat depth which provides more room for vehicles to safely exit the right-of-way to gain access to the site. However, since Planning is recommending denial of the application, staff cannot support this waiver.

Staff Recommendation

Denial.

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:

Comprehensive Planning

If approved:

- Expunge UC-25-0254;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0582-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: MGR PROPERTIES, LLC

CONTACT: JOSH HARNEY, BAUGHMAN & TURNER, INC., 1210 HINSON STREET, LAS VEGAS, NV 89102