

05/21/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-24-0124-WHITNEY, CLEA:

USE PERMITS for the following: **1)** food pantry; and **2)** office.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking; and **2)** parking striping on 2.3 acres in an IL (Industrial Light) Zone.

Generally located on the southwest corner of Moapa Valley Boulevard and Hardy Avenue within Moapa Valley. MK/mh/ng (For possible action)

RELATED INFORMATION:

APN:

041-27-201-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce parking to 9 parking spaces where 213 parking spaces are required per Table 30.04-2 (a 96% decrease).
2. Eliminate striping of parking areas where required per Section 30.04.04H.

LAND USE PLAN:

NORTHEAST COUNTY (MOAPA VALLEY) - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 3475 N. Moapa Valley Boulevard
- Site Acreage: 2.3
- Project Type: Food pantry and office (counseling)
- Square Footage: 2,820 (food pantry and offices)/8,144 (total square footage)
- Number of Stories: 1
- Parking Required/Provided: 9/213 (entire site)

Site Plans

The plans depict a 2.3 acre lot with access from Moapa Valley Boulevard. There are 2 buildings on the northeast portion of the site. The first building has an 8 foot setback from the north property line and 51 feet from the east property line. The second building is located to the south of the first building, 43 feet from the east property line, and is used for an existing mini-warehouse facility, which is unaffiliated with the proposed uses. A proposed food pantry and office space are proposed in the first building (northern building).

There are 5 unstriped parking spaces provided in front of the building, with additional unpaved and unstriped areas on-site potentially usable for additional parking needs. There is a chain-link fence extending south from the mini-warehouse building, which is set back 75 feet from the east property line. The area behind the buildings is used for additional parking and is mostly covered by gravel. The applicant is not proposing any changes to the layout of the site or the existing buildings.

Landscaping

The plans depict existing trees and shrubs along the east property line fronting Moapa Valley Boulevard, along with several trees along the river which runs across the southwest portion of the site. There are no proposed or required changes to landscaping associated with this application.

Elevations

The photos provided depict 2 existing 1 story buildings on the site, 1 of which will be used for the food pantry and office. The subject building is constructed of stucco and painted white with a flat roof, featuring a single door in the front of the building for entry and exit. The second building is used for an existing mini-storage facility, and is constructed of metal with a pitched roof and multiple roll-up doors for vehicle storage.

Floor Plans

The plans depict a 3,000 square foot floor area for the subject building, which includes a 1,640 square foot food pantry area, multiple storage areas, and 760 square feet of office area.

Applicant’s Justification

The applicant states the food pantry will feature pick-up and delivery services, with hours of operation being 8:00 a.m. to 12:00 p.m. on Mondays and Fridays. Services are currently provided to 893 participants over the age of 60 and 340 participants over the age of 18. The office counseling services will be available on Tuesdays and Wednesdays from 8:00 a.m. to 5:00 p.m. The existing mini-warehouse facility on the property is unrelated to the proposed uses. The applicant adds that the significant parking reduction is necessary due to the size of the lot, though a limited portion of the overall site will be used for the food pantry and office.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Business Employment	RS80	Single family residential
South & West	Agriculture	IL	Undeveloped
East	Low-Intensity Suburban Neighborhood	RS80	Undeveloped

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

Use Permits

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.

Staff finds that the proposed uses of a food pantry and an office are suitable on the site and compatible with surrounding developments. These uses are consistent with Policy 2.3.3 of the Master Plan, which prioritizes improving services for vulnerable populations, as the food pantry will primarily serve elderly residents in the community. Staff finds that there will be no adverse impacts on the surrounding area resulting from the food pantry and office counseling services. Therefore, staff can support these requests.

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.

While staff typically does not support waiving requirements for parking spaces and the striping of parking areas, the proposed uses are on a large lot in a rural area where excessive vehicular traffic is unlikely. Staff finds that the food pantry and office will generate limited traffic, and the reduction in parking is unlikely to cause vehicle stacking or other issues on the site that would negatively impact the surrounding area. Therefore, staff can support these requests.

Staff Recommendation

Approval.

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

- 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

- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that there are no public sanitary sewer facilities available and none are planned within the next 5 years.

TAB/CAC: Moapa Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: BROOKES GOOD DEEDS

CONTACT: BROOKES GOOD DEEDS, 3475 N. MOAPA VALLEY BOULEVARD, P.O. BOX 583, LOGANDALE, NV 89021