

01/04/22 PC AGENDA SHEET

CONGREGATE CARE
(TITLE 30)

SILVERADO RANCH BLVD/MARYLAND PKWY

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-21-0658-KID'S TURF ACADEMY II, LLC:

USE PERMIT for a congregate care facility on a 2.0 acre portion of a 4.6 acre site in a C-P (Office and Professional) Zone.

Generally located on the north side of Silverado Ranch Boulevard, 663 feet east of Maryland Parkway within Paradise. MN/jgh/jo (For possible action)

RELATED INFORMATION:

APN:

177-23-402-010 through 177-23-402-013

LAND USE PLAN:

WINCHESTER/PARADISE – COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: 1380 E. Silverado Ranch Boulevard
- Site Acreage: 2 (portion)/4.6 (site)
- Project Type: Congregate care
- Number of Stories: 1
- Building Height (feet): 23
- Square Feet: 17,200
- Parking Required/Provided: 13/72

Site Plans

The plans show a proposed congregate care facility located approximately 663 feet east of Maryland Parkway north of Silverado Ranch Boulevard. Currently the building is being used as a community residence. Access to the site is from Silverado Ranch Boulevard. A total of 72 parking spaces are provided where a minimum of 13 parking spaces are required.

Landscaping

The property has mature landscaping and groundcover throughout the site. No changes are proposed with this application.

Elevations

The plans depict a 1 story, 23 foot high, congregate care facility. Building materials consist of store front doors, flat concrete roof tiles, and stucco that is designed to match the surrounding residential neighborhood.

Floor Plans

The plans show a 17,200 square foot, congregate care facility consisting of semi-private rooms, dining areas, cooking area, computer rooms, library, and storage rooms. The facility also includes a game room and office for staff members.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that this request is to increase the number of beds for a congregate care facility from 10 beds to 40 beds. Beautiful Life congregate care facility offers services to seniors in need of quality, low income housing, and supportive services. The facility also aids residents needing access to social services and benefits.

Prior Land Use Requests

Application Number	Request	Action	Date
AC-20-900514	Congregate care facility	Approved by ZA	March 2021
DR-0752-02	Daycare center with a waiver requiring an intense landscape buffer	Approved by BCC	July 2002
VS-0731-02	Vacated and abandoned easements of interest to Clark County located between Silverado Ranch Boulevard and Gary Avenue	Approved by PC	July 2002
ZC-0361-01	Reclassified from R-E to C-P zoning for an office complex & daycare	Approved by BCC	June 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Residential Suburban (up to 8 du/ac)	R-1	Single family residential
South	Commercial General	C-2	Retail
West	Commercial Neighborhood	RUD & C-1	Single family residential & commercial

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

A use permit is a discretionary land use application that is considered on a case-by-case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Staff finds that the proposed congregate care use is compatible with the surrounding uses in the area. The proposed use does not appear to pose any negative impacts to the surrounding area; therefore, staff can support this request.

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: BEAUTIFUL LIFE

CONTACT: BEAUTIFUL LIFE, 1380 SILVERADO RANCH BLVD., LAS VEGAS, NV 89183