

DISABILITY SERVICE PROVIDER
(TITLE 30)

WINDMILL LN/GAGNIER BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-21-0095-COLLABORATION CENTER FOUNDATION INC:

ZONE CHANGE to reclassify 4.7 acres from an R-E (Rural Estates Residential) Zone to a C-P (Office and Professional) Zone in the CMA Design Overlay District.

USE PERMITS for the following: **1)** major training facility; **2)** recreational facility with temporary commercial outdoor events; and **3)** live entertainment.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce parking; **2)** reduce separation from a temporary commercial outdoor event to a residential use; **3)** reduce separation from outdoor live entertainment to a residential use; and **4)** allow modified driveway design standards.

DESIGN REVIEW for a major training facility, office uses, and recreational facility in conjunction with a non-profit disability service provider.

Generally located on the north side of Windmill Lane and the east side of Gagnier Boulevard (alignment) within Spring Valley (description on file). MN/rk/ja (For possible action)

RELATED INFORMATION:

APN:

176-09-401-005

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce parking to 168 spaces where 172 spaces are required per Table 30.60-1 (a 2% reduction).
2. Reduce the required setback from a temporary commercial outdoor event (e.g. corporate fundraising events; autism awareness month) to a residential use to 10 feet where 200 feet is the standard per Table 30.44-1 (a 95% reduction).
3. Reduce the required separation from live entertainment (e.g. pool parties; movie nights; live music) to a residential use to 10 feet where 500 feet is the standard per Table 30.44-1 (a 98% reduction).
4. Reduce throat depth for a driveway to 6 feet on Windmill Lane where 150 feet is the standard per Uniform Standard Drawing 222.1 (a 96% reduction).

LAND USE PLAN:

SPRING VALLEY - OFFICE PROFESSIONAL

BACKGROUND:

Project Description

General Summary

- Site Address: 8390 W. Windmill Lane
- Site Acreage: 4.7
- Project Type: Non-profit disability service provider
- Number of Stories: 1 & 2
- Building Height (feet): 17 to 26
- Square Feet: 1,575 to 23,245
- Parking Required/Provided: 172/168

Scope of Project

The site will be used as a training facility for young people with special needs such as autism and Down syndrome, to provide educational support and integrate children with special needs and young adults with disabilities through training, therapy, learning, and recreational opportunities. The building will also include professional office space which may be rented to other tenants. The facility includes indoor and outdoor amenities to provide a therapeutic environment along with medical offices for doctors and therapists assisting the students at the facility and other patients. The facility will not provide 24 hour accommodations and medical care of patients as this request is not for a hospital.

Site Plan

This site was originally developed as a horse riding/rental stable facility in conjunction with an existing single family residence. A total of 4 existing buildings will stay on-site, and no new buildings are proposed. The existing residence is located on the southeast portion of the property and a guest house is located on the southwest portion of the property. North of the residence near the center of the property is a converted agricultural building, and a covered riding arena is located along the rear portion of the property. The applicant is now proposing a comprehensive campus where providers, agencies, and non-profits alike are able to utilize the existing buildings on-site. The recreational facility use includes several outdoor amenities including a garden, pool, putting course, outdoor entertainment area, and multi-purpose sports courts under the covered recreational arena. There are 2, one-way ingress and egress points off Windmill Lane. Parking spaces are located throughout the site with the majority of parking spaces shown along the north, south, and west perimeters of the parcel.

Landscaping and Screening

Mature trees, shrubs, and groundcover are located throughout the entire property. The project will also provide an intense landscape buffer (double row of off-set trees spaced 10 feet apart) along developed single family residences to the east. Street landscaping consists of 15 feet of landscaping behind a proposed attached sidewalk along Windmill Lane. The entire facility will be enclosed by a 6 foot high decorative fence and/or wall.

Elevations

The property is currently developed as a ranch-style residential estate, which consists of 2 residential structures, stables, paddocks, covered riding area and an accessory storage building. The applicant plans to convert the residential structures and stables into classrooms and office

space for the major training facility use and the covered riding area into a recreational facility use. On the exterior, the applicant will remove the outdoor paddocks to install a garden and construct a playground and putting green adjacent to the stables. The applicant will not significantly alter the elevations or exterior design of any of the structures. As such, the property's current rural character will remain consistent with the adjacent residential neighborhoods in the area. The buildings are 1 to 2 stories in height with the highest building to be 26 feet.

Floor Plans

The 4 buildings that will remain on-site total 46,750 square feet and generally consist of training rooms, offices, and recreational uses. More specifically, Building 1 will have 4,267 square feet of training rooms and 4,268 square feet of office uses; Building 2 will have 1,575 square feet of office uses; Building 3 will have 6,697 square feet of training rooms and 6,698 square feet of office uses; and Building 4 will have 23,245 square feet of recreational multi-purpose sports courts. The outdoor recreational entertainment area and putting course is 9,006 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates Collaboration Center at LV Ranch acquired the property in August of 2020 from the operators of WHY Ranch, who had previously used the property as an equestrian facility and special event space. The applicant seeks to fill an existing gap in our community by creating collaborative partnerships across various disciplines to collectively serve, over the course of their lifespan, individuals living with intellectual, developmental, and physical disabilities as well as their peers and family members. The applicant seeks to develop a comprehensive campus where providers, agencies, and non-profits alike can provide life skills training, therapy, learning, recreational opportunities, and social event sponsorship. As a business model, the applicant (or an affiliate of the applicant) intends to own the property and earn income by leasing space in the facility to its community partners. This strategy will allow the applicant to focus its efforts on providing medically necessary case-management and wrap-around services. The project will also act as a community data hub for advocacy work and policy change, all while serving the thousands of under-served individuals and families living with the above-mentioned disabilities.

The hours of operation (except regarding special events) of the facility will be from 8:00 a.m. to 7:00 p.m. during weekdays, and from 10:00 a.m. to 5:00 p.m. on the weekends. Outdoor live entertainment will only be held in conjunction with special events. The expected hours of operation for the outdoor live entertainment events is until 10:00 p.m. with events concluding by 11:00 p.m.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|---|-----------------|---------------|
| UC-0730-16 | Recreational facility (wedding venue and private events) in conjunction with an existing single family residence - expired | Approved by BCC | January 2017 |
| VS-0729-16 | Vacated and abandoned a portion of right-of-way being Gagnier Boulevard | Approved by BCC | January 2017 |
| UC-0863-13 | Horse riding/rental stable and reduced lot area for a horse/riding stable in conjunction with an existing single family residence | Approved by PC | February 2014 |
| UC-1775-06 | Guest house and accessory structures/uses | Approved by PC | June 2007 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|---|------------------------|---------------------------|
| North | Public Facilities | R-E | Undeveloped |
| South | Rural Neighborhood Preservation (up to 2 du/ac) | R-E (RNP-I) | Single family residential |
| East | Office Professional | R-2 | Single family subdivision |
| West | Office Professional | R-E | Undeveloped |

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

The request for C-P zoning conforms to the Spring Valley Land Use Plan which designates the site as Office Professional. Staff finds that the proposed zoning is consistent and compatible with the existing and approved land uses further to the west. The site is located along Windmill Lane where office uses are appropriate; therefore, staff can support the zoning portion of the request.

Use Permits

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.

A major training facility, recreational facility with temporary commercial outdoor events, and live entertainment is not permitted by right in a C-P zoning district and only permitted subject to consideration of a use permit. The primary concerns with these types of uses are to ensure compatibility with existing and planned uses in the area.

Staff has no concerns with the major training facility uses associated with this request; however, staff finds that the proposed recreational facility with temporary commercial outdoor events and live entertainment (e.g. pool parties, dances, movie nights, live music, and performances) could substantially impact the surrounding neighborhood with noise, light pollution, and additional traffic generated on the site. The intent of sound land use planning is to buffer these types of uses either through transitional space or by other means from nearby residential uses. Given the land use context of this area, the low density residential development to the south, and the adjacent single family residential development to the east, new uses that are introduced into a predominantly residential area should be carefully reviewed. Land Use Policy 10 encourages sites to be compatible with adjacent land uses and off-site circulation patterns, especially when the adjacent land is a lower density and intensity. Furthermore, the request does not satisfy Urban Specific Policy 7 which encourages, in part, that new developments should be complementary and similar in scale and intensity to the surrounding land uses; therefore, staff cannot support the use permits as purposed.

Waivers of Development Standards & Design Review

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Given that the reduction in separation from temporary commercial outdoor events and live entertainment to a residential use is only 10 feet, and since the site design and development parameters are established and dependent on consideration of the use permits, staff cannot support the waivers of development standards and design review.

Public Works - Development Review

Waiver of Development Standards #4

Staff does not object to the reduction in the throat depth as the applicant worked with staff to remove 2 parking spaces that would have made the reduction unsafe. However, since Planning is not supporting the application, staff cannot support this request.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Resolution of Intent to complete in 1 year;
- 1 year to review as a public hearing;
- Recreational and special events limited from 7:00 a.m. to 10:00 p.m.;
- No live entertainment past 9:00 p.m.;
- Design review as a public hearing on any significant changes.
- 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 new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; and that 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.

Public Works - Development Review

- Traffic study and compliance;
- Full off-site improvements.
- Applicant is advised that the proposed driveways must be elevated for flood protection in accordance with drainage criteria; and that 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 or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

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:

APPROVALS:

PROTESTS:

APPLICANT: COLLABORATION CENTER FOUNDATION INC

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