

07/17/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-24-400055 (UC-18-0406)-NEVADA PARTNERSHIP FOR HOMELESS YOUTH:

WAIVER OF DEVELOPMENT STANDARDS FIRST APPLICATION FOR REVIEW for reduced parking in conjunction with a quasi-public facility (youth referral service) on 0.7 acres in a CP (Commercial Professional) Zone in the Airport Environs (AE-60) Overlay.

Generally located on the west side of Shirley Street and the north side of Radkovich Avenue within Paradise. JG/my/ng (For possible action)

RELATED INFORMATION:

APN:

162-27-510-010; 162-27-510-099

WAIVER OF DEVELOPMENT STANDARDS:

Allow a reduction in parking to 20 spaces where 36 spaces are required per Table 30.60-1 (a 44.4% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 4969 & 4981 Shirley Street
- Site Acreage: 0.7
- Project Type: Youth referral service
- Number of Stories: 1
- Building Height (feet): 17.5
- Square Feet: 4,630
- Parking Required/Provided: 36/20

Site Plans and Request

On the northern parcel, the approved plans depict an existing residence with an addition on the west side of the existing building. There are 14 on-site parking spaces provided with 12 parking spaces on APN 162-27-510-099, 2 parking spaces (1 accessible, 1 parallel) on APN 162-27-510-010, and 6 on-street parking spaces are available for a total of 20 parking spaces provided. Ingress to the northerly parcel is from an existing driveway on Shirley Street with egress to the property to the south. The addition is located on the west side of the existing building and is set back 15 feet from the north property line, 15 feet from the west property line, and 1 inch from

the south property line. A bicycle parking rack for 4 spaces is located adjacent to the north property line. UC-18-0406 was approved by the Board of County Commissioners in July 2018 to convert an existing single-family residence to a quasi-public facility (youth referral service) on the north parcel, APN 162-27-510-010, in conjunction with an existing youth referral service on the south parcel being APN 162-27-510-099. The BCC imposed a condition on UC-18-0406, and the 2 previously approved extensions of time for the use permit, requiring 2 years to review parking as a public hearing. The quasi-public facility located on APN 162-27-510-010 received a certificate of occupancy in June 2023, and the use subsequently commenced. This request for an application for review is only specific to the condition requiring a review of the previously approved parking reduction for the youth referral service on the north and south parcels, and does not include a review for the existing buildings and uses.

Landscaping

The approved plans show that some existing landscaping in the front yard adjacent to the south property line will be removed to provide egress to the parcel to the south. The existing walls around the property will be maintained with added pedestrian walkways located around the building. An approved 6 foot 8 inch wide landscape area is provided along the front property line south of the existing driveway which will include plant materials such as Chitalpa, Mexican Bush Sage, Outback Senna, and Mexican Blue Sage. The landscape area north of the building includes shrubbery, and the landscape area west of the building includes bench seating and tables, small trees with edible fruits (such as apple, peach, and almond trees), and miscellaneous shrubbery. A landscape area is provided between the ingress drive aisle and the building entry.

Elevations

The approved design of the building refurbishment and expansion include design elements of the existing building such as brick veneer and roof pitch. The existing single-story building has an overall height of 12 feet with a chimney at a height of 14 feet 6 inches. The addition has an overall height of 17 feet 5 inches to provide for screening around new roof mounted mechanical equipment. The roof-height of the addition is 14 feet 6 inches. Exterior materials include salvaged brick veneer on all elevations, painted stucco, and metal equipment screen. A proposed metal canopy entry feature will be located west of the building entrance.

Floor Plans

The approved plans depict an interior redesign of the existing building and the addition space that includes offices, storage, reception area, meeting rooms, kitchen, and restrooms.

Signage

Signage was not a part of the previous request.

Previous Conditions of Approval

Listed below are the approved conditions for ET-22-400078 (UC-18-0406):

Current Planning

- Until July 3, 2024 to commence and review as a public hearing.
- 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 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

- Compliance with previous conditions.

Listed below are the approved conditions for ET-20-400065 (UC-18-0406):

Current Planning

- Until July 3, 2022 to commence and review as a public hearing.
- Applicant is advised that 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

- Compliance with previous conditions.

Listed below are the approved conditions for UC-18-0406:

Current Planning

- 2 years to review parking as a public hearing;
- Work with the Las Vegas Metropolitan Police Department for the installation of security cameras and surveillance operations;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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

- Replace the residential pan driveway with a minimum 12 foot wide commercial pan driveway per Uniform Standard Drawing 224;
- Post signs on-site to indicate which driveways are one-way only.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; to contact CCWRD customer service to confirm that their sanitary sewer use codes are correct for their existing plumbing fixtures upon approval of change in property use; and that if any plumbing fixtures are added or modified in the future, then additional capacity and connection fees will need to be addressed.

Applicant's Justification

The applicant states that they have complied with all conditions.

Prior Land Use Requests (162-27-510-099)

Application Number	Request	Action	Date
ET-22-400078 (UC-18-0406)	Second extension of time for a youth referral service	Approved by BCC	August 2022
ET-22-400036 (WS-19-0680)	Second extension of time for a youth referral service	Approved by BCC	May 2022
ET-20-400065 (UC-18-0406)	First extension of time for a youth referral service	Approved by BCC	August 2020
WS-19-0680	Waiver of Standards and Design Review to reduce height setback ratio and exterior design modifications	Approved by BCC	October 2019
UC-18-0406	Youth referral service with a design review and waivers for landscaping, trash enclosure, height setback, reduced parking, and alternative driveway geometrics	Approved by BCC	July 2018
WC-18-400139 (ZC-1624-05)	Waiver of conditions related to prior zone change	Approved by BCC	July 2018
ET-400128-13 (ZC-0510-10)	Extension of time for youth referral service	Approved by BCC	February 2014
ZC-0510-10	Reclassified from R-1 to C-P zoning with waivers to reduce parking, reduce landscaping, reduce separation for a trash enclosure, increase wall height, and reduce throat depth, and design review for an expansion to the existing youth referral service	Approved by BCC	December 2010
ET-400309-09 (UC-0899-08)	First extension of time for youth center	Approved by BCC	December 2009
ET-400308-09 (WS-1344-07)	First extension of time for youth shelter	Approved by BCC	December 2009
ADET-901266-09 (UC-0899-08)	Administrative extension of time for a conversion of a residence to a youth shelter	Approved by ZA	November 2009
UC-0899-08	Quasi-public facility for northern portion of the site – expunged by ZC-0510-10	Approved by BCC	October 2008
WS-1344-07	Alternative landscaping, reduced drive aisle, and reduced driveway width for a residential conversion for the northern portion of the site	Approved by BCC	December 2007
ZC-0829-06	Reclassified from R-1 to C-P zoning to convert a residence to an office for the northern portion of the site	Approved by BCC	July 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Neighborhood Commercial	RS5.2	Single-family residential

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

A public hearing was required to review parking. The Certificate of Occupancy for the addition was issued in June 2023. The parking analysis and site plan show that the applicant’s reduced parking request is justified due to pedestrian arrivals at the facility and nearby street parking. Staff can support this request; however, since the facility has been opened 1 year, staff recommends another review period to ensure that the reduced parking continues to not impact the neighborhood.

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

- Until July 3, 2025 to review.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Paradise - approval (remove the review as a public hearing).

APPROVALS:

PROTEST:

APPLICANT: NEVADA PARTNERSHIP FOR HOMELESS YOUTH

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