

DAYCARE
(TITLE 30)

HAVEN ST/PYLE AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-23-0414-SUERO ALVARO SCHNEIDER:

USE PERMIT for a daycare facility in conjunction with an existing single family residence on 0.1 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the west side of Bismuth Street, 88 feet south of Antimony Avenue within Enterprise. MN/nai/syp (For possible action)

RELATED INFORMATION:

APN:
177-28-211-015

LAND USE PLAN:
ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:
Project Description

General Summary

- Site Address: 10025 Bismuth Street
- Site Acreage: 0.1
- Project Type: Daycare
- Number of Stories: 2
- Building Height (feet): 26
- Square Feet: 2,316 residence/391 daycare
- Parking Required/Provided: 3/4

Site Plan

The plan depicts an existing 2 story, 2,316 square foot single family residence with a 391 square foot portion of the residence used as a daycare facility for 10 children.

Access to the site is provided by a driveway on Bismuth Street with 2 parking spaces provided on the driveway. The residence has a setback of 20 feet from the front (east) property line along Bismuth Street, 5 feet from the side (south) property line, 6 feet 3 inches from the side (north) property line, and 10 feet from the rear (west) property line. The rear includes a 225 square foot patio cover which will be used when weather permits.

Landscaping

Landscaping is not a part of this request.

Elevations

The existing 2 story single family residence consists of painted stucco, stacked stone detail in front of the house, and concrete tile roof.

Floor Plans

The existing first level depicts a dining room, great room, kitchen, half bathroom, patio cover, and a garage with the 3 bedrooms and 2 full bathrooms located on the second floor. The approximate size of the daycare facility will be a 391 square foot portion of the 2,316 square foot residence. The daycare will occupy a portion of living area which is approximately 1,925 square feet, although some areas such as the kitchen and half bathroom are used for both the daycare and living area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant would like to provide daycare services for up to 10 children from 6:30 a.m. to 5:30 p.m. The approximate size of the daycare facility will be a 391 square foot portion which includes the dining room (102 square feet) and great room (289 square feet). The applicant will also use their 225 square foot patio if weather permits. There is a half bathroom on the first floor for the children to use. The applicant will leave their personal vehicles parked in the garage, for the parents to park their cars in the driveway to drop-off their children. Parents will be assigned different times to drop off their children to avoid generating traffic. According to the applicant, there are no negative or detrimental impacts to the community from the daycare facility.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-19-0989	Vacated 15 foot wide drainage easement	Approved by PC	February 2020
ZC-19-0875	Reclassified from R-E to R-2 zoning with waivers for wall height and off-site improvement standards, and a design review for a single family residential development	Approved by BCC	January 2020
VS-19-0876	Vacated patent easements and rights-of-way for Rancho Destino Road and Pyle Avenue	Approved by BCC	January 2020
WC-19-400150 (ZC-18-0864)	Waived conditions of a zone change	Approved by BCC	January 2020
TM-19-500231	95 single family residential lots	Approved by BCC	January 2020
ZC-18-0864	Reclassified from R-E and R-E (RNP-I) to R-2 zoning for a proposed single family residential development	Approved by BCC	December 2018

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassified a portion of the project site from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single Family residential
West	Entertainment Mixed-Use	R-E	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive 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 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 daycare facility provides a vital service to the community. Parents will be assigned different times to drop-off their children to avoid generating traffic. The building will continue to maintain its residential appearance as there are no façade changes proposed to the existing building. The State has regulations in place to monitor the operation of the facility. A family daycare allows care for up to six children/adults within a residence without approval of a special use permit. A daycare with 12 or more children/adults requires access from a collector or arterial street and commercial development standards. Staff believes the addition of 4 more children than what is permitted by right should not have a great impact on the neighbors, especially with the staggered drop-off and pick-up times. Staff recommends a review period to ensure that there are no unforeseen negative impacts to the surrounding neighborhood due to the increased number of children allowed on the property.

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

- 1 year to review as a public hearing;

- Applicant to assign drop-off and pick-up times so that no more than 2 clients are scheduled for drop-off or pick-up at the same time.
- 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

- No comment.

Fire Prevention Bureau

- 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: Enterprise - approval (1 year review).

APPROVALS:

PROTESTS:

APPLICANT: MONICA DEL PILAR SUERO LA ROSA

CONTACT: MONICA SUERO LA ROSA, 10025 BISMUTH ST., LAS VEGAS, NV 89183