

QUASI-PUBLIC FACILITY
(TITLE 30)

SHIRLEY ST/RADKOVICH AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-22-400078 (UC-18-0406)-NEVADA PARTNERSHIP FOR HOMELESS YOUTH:

USE PERMIT SECOND EXTENSION OF TIME for a quasi-public facility (youth referral service).

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping; **2)** trash enclosure; **3)** reduce height setback; **4)** reduce parking; and **5)** alternative driveway geometrics and design.

DESIGN REVIEW for a youth referral service on a 0.2 acre portion of 0.7 acres in a C-P (Office and Professional) (AE-60) Zone.

Generally located on the west side of Shirley Street, 150 feet north of Radkovich Avenue within Paradise. JG/lm/syp (For possible action)

RELATED INFORMATION:

APN:

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

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Allow alternative landscaping adjacent to a less intensive use along the north and west property lines where required per Figure 30.64-11.
 - b. Allow alternative landscaping adjacent to a street where required per Figure 30.64-13.
 - c. Allow alternative parking lot landscaping where required per Figure 30.64-14.
2. Waive trash enclosure requirement per Section 30.56.120.
3. Allow a reduction to the height setback ratio to 15 feet where 34 feet 3 inches is required adjacent to a less intense use per Section 30.56.070 (a 56.2% reduction).
4. Allow a reduction in parking to 20 spaces where 36 spaces are required per Table 30.64-1 (a 44.4% reduction).
5.
 - a. Allow a commercial pan driveway where a commercial curb return driveway is required per Uniform Standard Drawing 222.1.
 - b. Reduce throat depth for an existing driveway to 6 feet 8 inches where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 73.3% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 4969 & 4981 Shirley Street
- Site Acreage: 0.2 (portion)
- Project Type: Youth referral service
- Number of Stories: 1
- Building Height: 17 feet, 5 inches
- Square Feet: 4,630 (proposed)
- Parking Required/Provided: 36/20

History

The plans depict an existing youth referral service on the southern parcel. There are no planned changes to the southern parcel for driveways, parking, or landscaping. The request is to convert an existing residence on the northern parcel to an office use and allow an addition to be incorporated into the overall building design. This is the second request to extend the original approval.

Site Plans

On the northern parcel, the approved plans depict an existing residence with a proposed 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, and 2 parking spaces (1 accessible, 1 parallel) on APN 162-27-510-010, with 6 on-street parking spaces for a total of 20 parking spaces. Ingress to the northerly parcel is from an existing driveway on Shirley Street with egress to the property to the south. The proposed 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.

Landscaping

Existing landscaping is in the front yard adjacent to the south property line and 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. A proposed 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 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 proposed addition will have 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 plans depict an interior redesign of the existing building and the additional space that includes offices, storage, reception area, meeting rooms, kitchen, and restrooms.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

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 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 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 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 indicates that over the last several years continuous steps have been taken to complete the project, including submitting construction documents to the Building Department in 2019 while applying for a Community Development Block Grant (CDBG) to cover construction and labor costs. The grant was approved and continuous work toward completion of construction has occurred and permits are pending approval of this request.

Prior Land Use Requests (APN 162-27-510-010)

Application Number	Request	Action	Date
ET-22-400036 (WS-19-0680)	First extension of time for waivers to reduce setback and height with design modifications to a previously approved youth referral service	Approved by BCC	May 2022
ET-20-400065 (UC-18-0406)	First extension of time for a quasi-public facility (youth referral service)	Approved by BCC	August 2020
WS-19-0680	Waivers to reduce setback and height with design modifications to a previously approved youth referral service	Approved by BCC	October 2019
UC-18-0406	Use permit, waivers, and design review for a quasi-public facility (youth referral service)	Approved by BCC	July 2018
WC-18-400139 (ZC-1624-05)	Waived conditions of a zone change that required removing turf and establishing desert landscaping per Code	Approved by BCC	July 2018
ZC-1624-05	Reclassified 0.5 acres from R-1 to C-P zoning with waivers to reduce side setback, reduced parking, permit alternative landscaping, and design review to convert an existing single family residence to an office	Approved by BCC	December 2005

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

Application Number	Request	Action	Date
UC-18-0406	Use permit, waivers, and design review for a quasi-public facility (youth referral service)	Approved by BCC	July 2018
ZC-0510-10 (ET-0128-13)	First extension of time for a quasi-public facility (youth referral service)	Approved by BCC	February 2014
ZC-0510-10	Quasi-public facility (youth referral service) with waivers to reduce parking, reduced landscaping, reduced separation for a trash enclosure, increased wall height, and reduced throat depth with design review for an expansion to the existing youth referral service	Approved by BCC	December 2010
UC-0899-08 (ET-0309-09)	First extension of time for a quasi-public facility on the northern portion of the site - expunged by ZC-0510-10	Approved by BCC	December 2009

Prior Land Use Requests (APN 162-27-510-099) cont'd

Application Number	Request	Action	Date
WS-1344-07 (ET-0308-09)	First extension of time for the residential conversion on the northern portion of the site	Approved by BCC	December 2009
ZC-0829-06 (ADET-1266-09)	Extension of time for the zone change to C-P zoning for the northern portion of the site	Approved by ZA	November 2009
UC-0899-08	Quasi-public facility for the 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	Existing Land Use
North & West	Neighborhood Commercial	R-1	Single family residential
South	Neighborhood Commercial	C-P	Youth referral service
East	Neighborhood Commercial	R-1	Single family residential & historic property (Liberace Mansion)

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

The applicant has made significant progress including submitting construction documents to the Building Department. The proposed extension of time will continue to be consistent with the original approval and no significant changes have occurred that would support denial. Staff supports the proposed extension of time.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

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:

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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTEST:

APPLICANT: NEVADA PARTNERSHIP FOR HOMELESS YOUTH

CONTACT: BRAZEN ARCHITECTURE, 900 KAREN AVENUE, SUITE C-111, LAS VEGAS, NV 89109