

12/05/23 PC AGENDA SHEET

DAYCARE  
(TITLE 30)

LE BARON AVE/DECATUR BLVD

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-23-0682-SYA GROUP, LLC:**

**USE PERMIT** for a daycare facility.

**DESIGN REVIEW** for a proposed daycare facility on 1.3 acres in a C-2 (General Commercial) Zone.

Generally located on the north side of Le Baron Avenue, 125 feet east of Decatur Boulevard within Enterprise. JJ/lm/syp (For possible action)

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RELATED INFORMATION:

**APN:**

177-30-105-002

**LAND USE PLAN:**

ENTERPRISE - CORRIDOR MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Project Type: Daycare
- Number of Stories: 1
- Building Height (feet): 22
- Square Feet: 13,034
- Parking Required/Provided: 33/45

Site Plan

The plan depicts a proposed daycare facility located on the northerly portion of the site. Access to the site is from Le Baron Avenue via a single driveway. The design provides 45 parking spaces between the street and the front of the building. Outdoor playgrounds are provided on the north side of the building.

Landscaping

The plan depicts street landscaping with a detached sidewalk along Le Baron Avenue and wide, landscaped entry areas. Parking lot landscaping is provided per Code, and landscaping is provided along the east and west property lines. Access to the side and rear yards is gated by a 6 foot high ornamental fence.

Elevations

The plan depicts a 22 foot high modern building with painted stucco in almond, ivory, and brown with stone veneer on all sides of the building. The parapet roofline ranges from 18 feet to 22 feet, with 3 tiered levels. Storefront windows and doors are provided with metal awnings over the windows on all sides of the building.

Floor Plans

The plans depict a 13,034 square foot building that consists of vestibule, reception area, offices 10 classrooms, kitchen, storage, and restrooms.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant indicates that the site is located in an area with developed or developing single family residential uses. The age range for children within the daycare will be between 2 and 5 years old. The school will operate Monday through Friday, from 8:00 a.m. to 3:00 p.m. All children will be walked into the daycare from the parking lot; therefore, there is no drop off area provided.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-1622-05	Reclassified 1.3 acres to C-2 zoning for future commercial	Approved by BCC	December 2005

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North, East & West	Corridor Mixed-use	R-E	Undeveloped
South	Business Employment	R-E	Undeveloped

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

**Related Applications**

<b>Application Number</b>	<b>Request</b>
VS-23-0698	A request to vacate patent easements is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

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

## **Analysis**

### **Comprehensive Planning**

#### Use Permit & Design Review

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.

Staff finds that the proposed use and site have been designed to accommodate a daycare facility per Code standards. The use is compatible with future commercial uses planned to the north of Le Baron Avenue and east of Decatur Boulevard. The parcels immediately to the south, across Le Baron Avenue, have not been approved for a specific land use; however, the parcels farther to the south, at Decatur Boulevard and Pyle Avenue, have been approved for an affordable housing complex (Nevada Hand). Additionally, several residential subdivisions located east of Le Baron Avenue and Ullom Drive are currently under development. The proposed daycare facility will not result in a substantial or undue adverse effect on adjacent properties. The use is consistent with the Corridor Mixed-Use policies of the Master Plan, which encourages public facilities such as schools. Typically, staff would encourage the use of cross access to future commercial developments to the west and east of the property; however, staff can support not providing that design element to reduce on-site cross-traffic circulation for the safety of children and families. As a result, staff can support the requests.

### **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**

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Le Baron Avenue.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0361-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Enterprise - approval (design review as a public hearing for lighting and signage).

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** RENE ROLIN

**CONTACT:** RENE ROLIN, MOMENI ENGINEERS, 3110 S. DURANGO DRIVE, SUITE 205, LAS VEGAS, NV 89117