

09/07/21 PC AGENDA SHEET

HOME OCCUPATION
(TITLE 30)

LOG CABIN WY/BONITA VISTA ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0363-JOLLEY TYSON & RABITO JACLYN:

USE PERMITS for the following: **1)** allow customers to the residence; **2)** allow employees to the residence; and **3)** allow a home occupation to be conducted outside in conjunction with a proposed home occupation on 2.0 acres in an R-A (Residential Agricultural) (RNP-II) Zone.

Generally located on the southwest corner of Log Cabin Way and Bonita Vista Street within Lone Mountain. MK/sd/jo (For possible action)

RELATED INFORMATION:

APN:

125-05-703-008

LAND USE PLAN:

LONE MOUNTAIN - RESIDENTIAL AGRICULTURE (UP TO 1 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 8545 Log Cabin Way
- Site Acreage: 2
- Project Type: Home occupation
- Number of Stories: 1
- Square feet: 2,570 (residence)/435(casita)

Request and Site Plans

The plans depict an existing single family residence located at the southwest corner of Log Cabin Way and Bonita Vista Street. The applicant is proposing a physical therapy office at the residence. The therapy will begin indoors, and the patient will transition to therapy on horseback. At the most, 2 therapists and 2 patients will be on-site. The residence is located on the west side portion of the parcel, with horse stalls located on the south side of the lot, and a horse ring located in the northeast portion of the parcel. The office will be located in the casita at the southeast corner of the residence, behind a block wall. Access to the property is from Log Cabin Way. No changes to the site are required or proposed. Patients will park in the existing driveway along Log Cabin Way. A total of 10 horses will be on-site and are all personal horses of the applicant used only for treatment sessions. No horses will be rented out to the public.

Landscaping

Existing mature landscaping is located within the property and around the residence.

Elevations

The plans depict an existing 2,570 square foot single family residence that is 1 story in height with a pitched concrete tile roof and stucco finish. The applicant will not be altering the existing residence or build any additional buildings on-site. The casita is 1 story with a stucco finish and concrete tile roof to match the residence.

Floor Plans

The existing 2,570 square foot residential floor plan includes a garage, entry room, living room, dining room, kitchen, family room, bedrooms, and a restroom. One of the existing rooms will be utilized for office purposes and sessions done in the 435 square foot casita where 2 session rooms and a restroom exist. Other patient sessions will be done outside in a physical aspect for riding of horses. Additional accessory structures include horse riding rings, 225 square foot carport, 150 square foot well house, and 10 horse stable/stalls at 400 square feet each.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant's business "Let's Move Physical Therapy (LMPT)" provides physical therapy and is currently operating as a mobile service to see patients. The current business model proposed by the applicant is to provide hippotherapy, physical therapy services to children and adults on the back of a horse. The applicant is the only person registered in the Las Vegas area with the hippotherapy clinical specialist certification and she would like to provide this service to individuals with disabilities. Physical therapy services would be provided indoors for privacy and will allow for their patients to transition to the horse arena to continue their physical therapy session on the back of a horse all in one location.

The business plan states the operations will be 4 days a week consisting of 1 physical therapist full time and 2 part time therapists, and only 2 therapists will be working at any one time. Each therapist will treat 1 patient at a time. All patients will be on the property by appointment only with hours of operation 8:00 a.m. to 6:00 p.m. All sessions are done 1 on 1 and no more than 2 patients will be on-site at any one time.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0145-16	Allowed an increase in decorative wall height to 6 feet around perimeter of the property	Approved by PC	April 2016
VS-0989-01	Vacated and abandoned rights-of-way	Approved by PC	September 2001
ZC-0296-01	County initiated zone change to establish RNP II	Approved by BCC	September 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	R-E	Single family residential
South, East, & West	Residential Agriculture (1 du/ac)	R-A	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis**Current 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 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.

Staff finds that the proposed use of a home occupation that allows for 2 physical therapists, with 2 patients on-site, and conducting a portion of the physical therapy outdoors with horses will not create any negative impacts on adjacent properties, the character of the neighborhood, traffic conditions, parking, or other matters affecting the public health, safety, and general welfare. All parking by patients and staff will be off-street on the applicant's existing driveway. Land Use Goal 7 in the Comprehensive Master Plan encourages housing alternatives to meet a range of lifestyle choices, and Land Use Goal 8 encourages, in part, professional workplace opportunities integrated in a community. Allowing one-on-one patient meetings at the residence during specific hours of operation provides a flexible residential and employment situation without impacting the neighborhood; therefore, staff can support the request with specific conditions of approval.

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

PRELIMINARY STAFF CONDITIONS:**Current Planning**

- 1 year to commence and review as a public hearing;
- Therapists and patients shall only be allowed at the residence Monday through Thursday between 8:00 a.m. and 6:00 p.m. with no more than 2 patients at a time and no more than 12 patients on any given day;
- No commercial vehicles shall be parked on-site.
- Applicant is advised that the use permit is not for a horse riding stable open to the public; 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.

Building Department - Fire Prevention

- No comment.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and to inquire with the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

TAB/CAC: Lone Mountain - approval.

APPROVALS:

PROTESTS:

APPLICANT: LETS MOVE PHYSICAL THERAPY

CONTACT: LETS MOVE PHYSICAL THERAPY, 8545 LOG CABIN WAY, LAS VEGAS, NV 89143