

09/22/21 BCC AGENDA SHEET

DAYCARE (ADULT)
(TITLE 30)

WARM SPRINGS RD/GAGNIER BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0319-PACIFICA VINTAGE PARK, LLC:

USE PERMIT for a proposed daycare (adult) facility.

WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.

DESIGN REVIEWS for the following: **1)** daycare facility (adult); **2)** alternative parking lot landscaping; and **3)** finished grade on 1.3 acres in a C-P (Office and Professional) Zone in the CMA Design Overlay District.

Generally located on the north side of Warm Springs Road and the east side of Gagnier Boulevard within Spring Valley. MN/sd/jd (For possible action)

RELATED INFORMATION:

APN:

176-04-401-015; 176-04-401-016

WAIVER OF DEVELOPMENT STANDARDS:

Reduce throat depth for a driveway to 14 feet where a minimum of 75 feet is the standard per Uniform Standard Drawing 222.1 (a 67% reduction).

DESIGN REVIEWS:

1. Daycare facility.
2. Alternative parking lot landscaping.
3. Increase finished grade to 30 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 200% increase).

LAND USE PLAN:

SPRING VALLEY - OFFICE PROFESSIONAL

BACKGROUND:

Project Description

General Summary

- Site Address: 8360 W. Warm Springs Road
- Site Acreage: 1.3
- Project Type: Daycare (adult)
- Number of Stories: 2
- Building Height (feet): 39

- Square Feet: 15,164
- Parking Required/Provided: 29/36

Site Plan

The plans depict a proposed 15,164 square foot office building that includes 5,795 square feet dedicated for a proposed adult daycare facility with an outdoor garden area with screen wall, on-site parking, trash enclosure, and landscaping. The proposed daycare will accommodate approximately 20 staff members and 2 administrators with up to 29 clients on-site. Access to the property is from Gagnier Boulevard. Drop-off times are between 7:00 a.m. to 9:00 a.m. and pick-up times are between 3:00 p.m. to 6:30 p.m. with interval patterns of every 10 minutes. Most clients of the daycare do not drive or have diminished cognitive abilities and require some assistance in their daily activities.

Landscaping

Landscaping is shown throughout the site and along the perimeter and within the parking lot. The plans depict 15 foot wide landscape areas with detached sidewalks along Warm Springs Road and Gagnier Boulevard. Interior to the site, landscaping is distributed throughout the parking lot and around portions of the building footprints. The landscape materials include large trees, shrubs, and groundcover. Alternative landscaping is present in the parking lot with the applicant adding additional landscaping in other areas for shielding from the street along Gagnier Boulevard and along the north property line.

Elevations

The plans depict a 2 story office building that is 39 feet high consisting of colored stucco walls, decorative panels, pop-outs, parapet wall, stone veneer columns, and aluminum storefront window systems.

Floor Plans

The plans depict an adult daycare facility with a dining room, theater room, music and art rooms, offices and restrooms, lobby, barber shop (not open to public), sports room, and an open area for other activities.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the proposed office building will be used for an adult daycare facility. The facility will provide services to adult residents who need a safe, comforting, and delightful environment where seniors can spend the day while family members are at work, running errands, or taking a much needed break from daily routines. Throughout the day, members take part in a wide range of engaging activities with a focus on enjoying favorite pastimes, reminiscing with friends, and developing new interests. This can include shooting pool with friends in the game room, arranging flowers in Dottie's garden shop, getting together for book club in the library, or playing lawn games in Glenner Park.

Approximately 38 to 55 family cars are projected during peak drop-off/pick-up hours at intervals of 10 minutes. Since most members are cognitively impaired, they do not drive themselves to the facility.

The proposed fill on-site averages 7 inches deep and 3 feet max at the northeast corner. On-site grading is based upon drainage patterns and discharge locations. Excess fill was minimized by lowering the finished floor elevation (FFE) and added walls for flooding.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1933-05	Reclassified from R-E zoning to C-P zoning with a design review for an office building	Approved by BCC	January 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Office Professional	C-P	Office buildings
South	General Commercial	C-2	Retail
West	Business and Design/Research Park	C-2	Shopping center

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Use Permit

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.

Commercial Policy 66 of the Comprehensive Master Plan states that commercial development should provide access points on arterial and collectors and not on local neighborhood streets. Access to the proposed adult daycare facility is granted via existing Gagnier Boulevard, a collector street. Drop-off and pick-up will be in front of the building and will not block the ingress/egress driveway off Gagnier Boulevard, with staggered time slots for client drop-off/pick-up, thus help minimizing any internal circulation conflicts. Staff finds the proposed adult daycare facility is compatible with the adjacent uses and the abutting land uses. In addition, the request complies with Commercial Policy 67 which states that through site planning and building design, commercial developments should be compatible with abutting uses. The proposed daycare facility should not have an adverse or negative impact on the surrounding land uses or properties; therefore, staff recommends approval of this request.

Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Design Reviews #1 & #2

The design of the building, with the variations in building height, comply with Urban Specific Policy 19 of the Comprehensive Master Plan, which encourages varying building heights and breaking-up the mass of a building. The proposed landscaping also complies with Urban Specific Policy 73, which encourages perimeter and interior parking lot trees for shade and visual relief. To mitigate the elimination of a couple of landscape fingers, the applicant is proposing additional trees along the street landscape buffer; therefore, staff supports the design reviews.

Public Works - Development Review

Waiver of Development Standards

Staff has no objection to the reduced throat depth for the Gagnier Boulevard commercial driveway. The applicant provided additional landscape buffers by removing parking spaces adjacent to the driveway. The buffers improve visibility of traffic trying to access the site, which allows vehicles to safely exit the right-of-way.

Design Review #3

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use 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

- 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 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; 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;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 50 feet for Warm Springs Road, 30 feet for Gagnier Boulevard, and associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements;
- 90 days to record required right-of-way dedications and any corresponding easements.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Building Department - Fire Prevention

- Applicant is advised that fire protection may be required for this facility; and to contact Fire Prevention for further information at (702) 455-7316.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to e-mail sewerlocation@cleanwaterteam.com and reference POC Tracking #0219-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: KEITH NELMS

CONTACT: KEITH NELMS, KIMLEY HORN, KIMLEY-HORN, 6671 S. LAS VEGAS BLVD, SUITE 320, LAS VEGAS, NV 89119