

11/17/21 BCC AGENDA SHEET

QUASI-PUBLIC FACILITY
(TITLE 30)

O'BANNON DR/EDMOND ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-21-0555-RONALD MCDONALD HOUSE CHARITIES GREATER LV:

ZONE CHANGE to reclassify 1.0 acre from an R-E (Rural Estates Residential) Zone to a P-F (Public Facility) Zone.

WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.

DESIGN REVIEW for a quasi-public facility.

Generally located on the north side of O'Bannon Drive and the west side of Edmond Street within the Spring Valley (description on file). JJ/jt/jd (For possible action)

RELATED INFORMATION:

APN:

163-01-706-008; 163-01-706-009

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the driveway approach distance on Edmond Street to 83 feet where 150 feet is the minimum allowed per Uniform Standard Drawing 222.1 (a 45% reduction).
- b. Allow a gated entrance without a turnaround where a turnaround is required per Uniform Standard Drawing 222.1.

LAND USE PLAN:

SPRING VALLEY - RURAL NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1
- Project Type: Quasi-public facility
- Number of Stories: 1
- Building Height (feet): 30
- Square Feet: 13,375
- Parking Required/Provided: 14/14

Overview

This application is for a zone boundary amendment to P-F zoning for a quasi-public facility, which consists of a Ronald McDonald House. The facility will provide non-cost temporary housing, meals, and support for families that must travel far from home to access medical care for their child. Design standards in Title 30 are not applicable to development in the P-F zone, instead, the standards are based on the plans approved by the Board of County Commissioners with this application.

Site Plan

The site plan depicts 2 buildings near the center of the site with an open courtyard between the buildings. Overall setbacks include 14 feet to the front of the property along O'Bannon Drive, 16 feet to the east side property line along Edmond Street, 38 feet to the west property line, and 41 feet to the north property line. The site currently consists of 2 parcels; however, the applicant will combine the lots into 1 parcel. Also, setbacks from the internal property line are not required since the site will be zoned P-F.

Vehicular access to the site is provided by a one-way gated driveway entrance on the west side of the site. The entry gate is set back 50 feet from O'Bannon Drive, and a waiver of development standards is necessary to allow the gated access without a turnaround. The one-way drive continues north along the west side of the site and then runs east along the north side of the site. Fourteen, 45 degree angled parking spaces are provided along the north property line, and a gate is set back 33 feet from the east property line before the one-way drive exits onto Edmond Street.

A trash enclosure is in the northwest portion of the site, and the trash enclosure is set back 50 feet from both the north and west property lines, which are adjacent to single family residences. A basketball hoop is provided for outdoor recreation near the trash enclosure, and bicycle racks are provided on the west side of the basketball hoop.

Landscaping

Landscaping along O'Bannon Drive ranges in width from 16 feet to 20 feet wide behind a new attached sidewalk. Along Edmond Street, landscaping width is 18 feet behind a new attached sidewalk, and along the west side of the site, the landscaping strip is 15 feet wide. The landscaping along the north property line is a minimum of 3 feet wide between the property line wall and proposed carports over the parking spaces. The landscaping width increases to 16 feet wide for 2 parking lot half diamond shaped planters with landscape fingers, and the landscaping width increases to 22 feet wide on the east and west sides of the north property line. A waiver of development standards is not necessary to reduce the landscaping width along the north property line since the site is zoned P-F. Landscaping is also provided around the base of the buildings and within the courtyard.

Elevations

The buildings consist of painted stucco, stone veneer accents, and pitched barrel tile roofs. Decorative roof elements extend up to approximately 30 feet in height; however, most of the buildings are 22 feet in height. Metal shade structures are provided over certain windows. Portions of the building around certain windows resemble the outline of a house, and this outline

consists of a yellow gold accent color that is consistent with the branding of the organization. A wrought iron gated entrance door provides access from O'Bannon Drive to the courtyard between the buildings.

Floor Plans

Both buildings combined total 13,375 square feet, and a total of 8 apartment units are provided. Other portions of the buildings include a family services lobby, offices, mailroom, and a multi-purpose room.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant, the use and P-F zoning are appropriate at this location, and the design alternatives will not create any negative impacts. For example, the angled parking spaces along the north property line reduces the landscape width to 3 feet in some areas, but the landscaping is increased in width to over 9 feet wide in other areas. This configuration allows the building to be placed farther south from the north property line while also allowing adequate room along O'Bannon Drive for street landscaping. This reduction should not create any negative impacts to the single family residences to the north.

Regarding the waiver of development standards to reduce the approach distance from the driveway to the intersection of Edmond Street and O'Bannon Drive, this reduction is due to the size of the site. The driveway is placed as far away from the intersection as possible. Also, the driveway is gated and exit only, which will decrease the number of vehicles impacting the traffic flow on Edmond Street.

Similarly, the applicant indicates that the entrance driveway without a turnaround will not create any impacts to traffic flow on O'Bannon Drive. A call box will be provided at the entry gate, and a staff member will monitor the entry gate 24 hours a day. All vehicles will be allowed to enter the facility, and those vehicles that enter the driveway by mistake will be asked to drive through the site and exit onto Edmond Street without the need to back out onto O'Bannon Drive.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Rural Neighborhood (up to 2 du/ac)	R-E	Single family residential
South	City of Las Vegas	R-1	Single family residential
East	City of Las Vegas	R-PD18	Multiple family residential complex

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

P-F zoning is a conforming zone boundary amendment in all land use plan categories. The purpose of this zoning district is to allow for the location and development of public buildings, structures, and accessory uses, and related private buildings, structures, and accessory uses. Public facilities provide critical amenities to a community such as police and fire protection, education, and healthcare. In this case, the P-F zoning will allow for an independent nonprofit organization to develop a facility that provides non-cost housing to families traveling for medical care for their children.

Multiple family residential developments are located to the east and southeast of the site, and the site is located approximately 1,300 feet west of Decatur Boulevard and 1,300 feet north of Sahara Avenue. As a result, P-F zoning is appropriate at this location. However, staff recommends a resolution of intent so the zoning will remain R-E zoning in case the facility is not constructed.

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 Review

The height, scale, and materials of the buildings are appropriate for this residential area. In addition, the building fronts both O'Bannon Drive and Edmond Street, and the drive aisle and parking spaces are provided behind the buildings. This improves the visual appeal from the street, and it increases the residential compatibility. The site layout is also consistent with Urban Specific Policy 19, which encourages varying building height, breaking-up the mass of the building, and shifting building placement to provide appropriate transitions between building scales and intensities.

Furthermore, landscaping is provided around the perimeter of the site, which improves the aesthetics and provides a visual buffer. Although the landscaping width along the north property line is reduced, the location of the angled parking spaces, carports, and building setbacks will reduce any potential negative impacts to the single family residences to the north. As a result, staff can support the design review.

Public Works - Development Review

Waiver of Development Standards #1a

Staff has no objection to the reduction in the approach distance for the Edmond Street commercial driveway. The applicant placed the commercial driveway as far north as the site frontage will allow.

Waiver of Development Standards #1b

Staff finds that a gated entrance without a turnaround can create serious safety issues. Any vehicle that tries to enter the commercial driveway by mistake would have to back out into the right-of-way which may cause collisions. Therefore, staff cannot support this request.

Staff Recommendation

Approval of the zone change, waiver of development standards #1a, and design review; denial of waiver of development standards #1b.

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

If approved:

- Resolution of intent to complete in 3 years;
- 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; and 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

- Drainage study and compliance;
- Full off-site improvements.

Building Department - Fire Prevention

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions; and that fire/emergency access must comply with the Fire Code.

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 for any sanitary sewer needs to contact 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: Spring Valley - approval of the zone change, waiver of development standards #1a, and design review; denial of waiver of development standards #1b.

APPROVALS:

PROTESTS:

APPLICANT: RONALD MCDONALD HOUSE CHARITIES OF GREATER LAS VEGAS

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