12/08/10 BCC AGENDA SHEET

QUASI-PUBLIC FACILITY (TITLE 30) SHIRLEY ST/RADKOVICH AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-0510-10 – NEVADA H.A.N.D., INC:

ZONE CHANGE to reclassify 0.5 acres from R-1 (Single Family Residential) (AE-60) Zone and R-1 (Single Family Residential) (AE-60) Zone under Resolution of Intent to C-P (Office & Professional) (AE-60) Zone to C-P (Office & Professional) (AE-60) Zone.
USE PERMIT for a quasi-public facility (youth referral service).
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced parking; **2)** reduced landscaping; **3)** reduced separation from a trash enclosure to residential development; **4)** increased wall height; and **5)** reduced throat depth.
DESIGN REVIEW for an expansion to an existing youth referral service.

Generally located on northwest corner of Shirley Street and Radkovich Avenue within Paradise (description on file). RR/mc/mb

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RELATED INFORMATION:

APN:
162-27-510-008 & 009

WAIVERS OF DEVELOPMENT STANDARDS:
1. Reduce parking to 11 spaces where 19 spaces are required (a 42% reduction).
2. a. Reduce the landscape buffer to 5 feet where a 5.5 foot wide landscape buffer is required at the western property line.
   b. Allow non-decorative walls where decorative walls are required adjacent to a less intensive use (north and west).
   c. Eliminate trees required within the landscape area along a street frontage (Radkovich Avenue).
3. Reduce the setback from a trash enclosure to a residential development to 43 feet where a 50 foot setback is required (a 14% reduction).
4. Allow an 8 foot high, decorative CMU wall where a maximum 3 foot high wall is permitted along Radkovich Avenue (a 66% increase).
5. Reduce the throat depth to zero feet where a minimum of 25 feet is required per Uniform Standard Drawing 222A (a 100% reduction).

LAND USE PLAN:
WINCHESTER/PARADISE – COMMERCIAL NEIGHBORHOOD

SAMPLE

BACKGROUND:
Project Description
General Summary

- Site Acreage: 0.5
- Project Type: Quasi-public facility (youth referral assistance)
- Number of Stories: 1
- Building Height: 18
- Square Feet: 4,630
- Parking Required/Provided: 19/11

Site Plan
The plan shows an expansion to an existing youth referral center for the Nevada Partnership for Homeless Youth. The existing center is housed within a 2,072 square foot office building on the north side of the site, and the expansion will encompass a 2,558 square foot building addition on the south side of the site. The total area of the center will be 4,630 square feet. A U-shaped drop-off area is shown on Shirley Street, accessed from the single entry point to the site. An exit only driveway is shown at Radkovich Avenue. Ten parking spaces are located at the rear of the building and an accessible parking space is shown at the front of the building facing Shirley Street. An outdoor basketball court will be constructed at the southern portion of the site, with an 8 foot high decorative block wall surrounding the court. There is an existing gazebo at the far northwest portion of the site, and an existing garden area adjacent to the northwest side of the building. The existing center provides services to youth Monday through Friday from 8:00 a.m. to 6:00 p.m. These services include counseling, classes, job search assistance and use of computers. Clients do not stay overnight and should remain on-site for a maximum of 2 hours. Pre-packaged food and grocery/restaurant vouchers are provided to clients, and no meals are prepared on-site. Three CAT bus stops, 2 on Tropicana Avenue and one on Swenson Street, are within a quarter mile of the site.

Landscaping
Existing landscaping on the north property line consists of 24 inch box Mondel pine trees and shrubs. On the south property line, adjacent to the proposed basketball court, will be a 6 foot wide landscape area with shrubs. A 10 foot wide landscape area with 24 inch box evergreen trees and shrubs is shown adjacent to Shirley Street. A 5 foot wide landscape area with 24 inch box pine and evergreen trees is shown on the western property line where a 5.5 foot wide landscape area is required.

Elevations
The design of the expansion will be compatible with the existing building. The elevation shows an earth tone tile roof, stone veneer exterior, and tan cement plaster wall. The building is 18 feet high at the tallest point. A new entrance on the east side of the building, which faces Shirley Street, shows an aluminum storefront door and window. The east elevation also shows new windows with security screens to match the existing windows on the building. The south elevation, which faces Radkovich Avenue, shows a new 8 foot high CMU decorative wall surrounding the proposed basketball court.

SAMPLE

Floor Plans
The expansion area will include offices, restrooms, a gym, physical therapy room, and art and music therapy rooms. The existing building shows offices, a computer/TV room, meditation room, and kitchen.

Justification
The applicant states that re-zoning the site will allow the 2 lots to be combined at a later date. Also according to the applicant, the only change to the existing building on the northern parcel is to redesign the existing entrance at Shirley Street. The applicant states the request for reduced throat depth for the driveways is justified due to the low volume of traffic on Shirley Street. Additionally, since this is a designated drop-in center for homeless kids, visitors arriving at the site will be dropped off or use public transportation and only 11 employees work at the site.

Prior Land Use Requests

Application Number	**Request**	**Action**	**Date**
UC-0899-08 (ET-0309-09)	First extension of time for the northern parcel	Approved by BCC	December 2009
WS-1344-07 (ET-0308-09)	First extension of time for the northern parcel	Approved by BCC	December 2009
UC-0899-08	Quasi-Public facility for northern parcel.	Approved by BCC	October 2008
WS-1344-07	Alternative landscaping, reduced drive aisle, and reduced driveway width for a residential conversion for the northern parcel.	Approved by BCC	December 2007
ZC-0829-06	R-1 to C-P to convert a residence to an office for the northern parcel.	Approved by BCC	July 2006

Surrounding Land Use

	Planned Land Use Category	**Zoning District**	**Existing Land Use**
North	Commercial Neighborhood	C-P	Residential
South	Commercial Neighborhood	R-1	Residential
East	Commercial Neighborhood	R-1	Residential
West	Commercial Neighborhood	R-1	Residential

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

Analysis
Current Planning
Zone Change
This conforming zone change request will allow for the expansion of an existing special use (quasi-public facility). The Winchester/Paradise Land Use Plan designates the subject parcels for Commercial Neighborhood uses, which includes a quasi-public facility. The parcel directly north of the subject site is zoned C-P, as are 7 other parcels in the immediate area. The adjacent parcels are also designated as Commercial Neighborhood in the land use plan. The zone change request is compatible with the surrounding area.

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Use Permit

The youth referral center has been operating with no violations from Clark County Public Response Office since its approval in October 2008. The surrounding area is transitioning from residential to office uses. Staff can support expanding an established office use for the quasi-public facility in this area. Public transportation is located nearby, which should be an asset to the center's clients. This also meets Policy 1.3 of the Winchester/Paradise Land Use Plan, which encourages infill and redevelopment in existing urbanized areas which are accessible to public transportation.

Waivers of Development Standards

Staff can support the request for a reduction in required parking because public transportation is located nearby, and the applicant indicates that most clients will remain on-site for 2 hours or less. The waivers for landscaping and non-decorative walls are required due to the existing single family residences located adjacent to the subject site to the north and west. The existing 6 foot high, non-decorative CMU wall on the western property line and the existing 5 foot wide landscape strip should provide an adequate buffer to the existing residences. Staff can support the waiver request for the 8 foot high, decorative CMU wall surrounding the basketball court because the wall will screen the court from the street. The trash enclosure is located 43 feet from the residences to the west because the reduction is minimal and will not affect the adjacent residence. Additionally, parking spaces, landscaping, and a drive aisle will separate the trash enclosure from the residence.

Design Review

Policy 6.2 of the Winchester/Paradise Land Use Plan encourages various architectural treatments and design components to improve visual quality on all building sides. The expansion's design meets this policy through the use of stone veneer and windows on the elevations. In addition, the design of the expansion is compatible with the existing building, and maintains a residential character. While the immediate area is transitioning to office uses, maintaining the residential design is required for new developments in the area. Staff recommends adding a condition that a video camera surveillance system be placed at the new entrance, as this was a previous condition of approval on the original use permit (UC-0899-08) for the center.

Public Works – Development Review

Staff can support the reduced throat depth (waiver of development standards #5) because the site is located at the intersection of local streets in a residential neighborhood.

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

SAMPLE

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Expunge UC-0899-08;
- Video camera surveillance system to be placed at the entrance that can survey and detail the images from the street;
- Design review as a public hearing for any significant changes to plans;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must be completed within 3 years or it will expire.

Public Works – Development Review

- Driveway location and widths to be approved by Public Works - Development Review.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: Nevada Partnership for Homeless Youth
CONTACT: Mark Fiorentino, KCRG&F, 8345 W. Sunset Road, Suite 250, Las Vegas, NV 89113

SAMPLE