



# Planning Commission Agenda Item

Date: March 10, 2021

Item No: 5.

**TO:** Planning Commission

**FROM:** Marc Jordan, Director Land Development & Community Services  
Prepared By: Sharianne Dotson

**SUBJECT: SUP-02-2021 A1 ADULT DAY CARE (Public Hearing).** Applicant: Ashok Mirchandani. Request: A special use permit in an R-A / DC (Redevelopment Area / Downtown Core Subdistrict) to allow an adult daycare facility. Location: 2048 Las Vegas Boulevard, North. (For possible action)

**RECOMMENDATION: Approved with conditions**

**PROJECT DESCRIPTION:** (APN 139-23-203-018)

The applicant is requesting a special use permit to allow an adult daycare at 2048 Las Vegas Boulevard, North. The facility will be located in an existing building constructed in 2009. The adult daycare's operating hours will be Monday through Saturday from 8:00 a.m. to 6:00 p.m. and closed on Sundays.

**BACKGROUND INFORMATION:**

Previous Action
N/A

**RELATED APPLICATIONS:**

Application #	Application Request
N/A	

**GENERAL INFORMATION:**

	Land Use	Zoning	Existing Use
<b>Subject Property</b>	Downtown Business	R-A/DC, Redevelopment Area/Downtown Core Subdistrict	Vacant Building
<b>North</b>	Downtown Business	R-A/DC, Redevelopment Area/Downtown Core Subdistrict	Financial Institution (Bank)
<b>South</b>	Downtown Business	R-A/DC, Redevelopment Area/Downtown Core Subdistrict	Restaurant / Auto Service Facility (Pep Boys)
<b>East</b>	Downtown Business	R-A/DC, Redevelopment Area/Downtown Core Subdistrict	Convenience Food Store with Gas Pumps / Retail
<b>West</b>	Downtown Business	R-A/DC, Redevelopment Area/Downtown Core Subdistrict	Fast Food Restaurant

**DEPARTMENT COMMENTS:**

Department	Comments
Public Works:	No Comment.
Police:	No Comment.
Fire:	No Comment.
Clark County Department of Aviation:	No Comment.
Clark County School District:	No Comment.

**ANALYSIS**

The applicant is requesting approval of a special use permit to allow an adult daycare facility at 2048 Las Vegas Boulevard, North. Per the proposed floor plan, the 3,640 square foot facility will contain restrooms; two (2) activity rooms; a kitchen and office areas within an existing building. According to the applicant's letter of intent, the facility will provide daily activities such as painting, gym classes and meal services. The adult

daycare's operating hours will be Monday through Saturday from 8:00 a.m. to 6:00 p.m. and closed on Sundays. This facility will provide services for up to 40 individuals with a minimum age of 21 and older.

The proposed use will occupy an existing building in the Redevelopment Area. The building was built in 2009 and complied with all commercial design standards at that time. Access to the subject site is provided from (2) driveways. The first driveway is located off Las Vegas Boulevard and the second driveway is located off of Bruce Street. The applicant is not proposing to make any modifications to the exterior of the existing building. The roll up door on the exterior has been converted into a wall on the inside.

The existing landscaping planter areas include decomposed granite, trees and shrubs and an exposed dirt area with no landscaping located south of the building adjacent to the drive isle on the property. The weeds, dead trees and shrubs should be removed and additional trees and shrubs should be planted to provide landscaping in the exposed area. All areas to be landscaped should provide 50% ground coverage within two years of planting to comply with the municipal code.

Required parking for the proposed adult day care facility is 1 parking space per 6 people, for a total of 7 parking spaces. The site plan provides a total of four (4) parking spaces. In addition, the applicant has a shared parking agreement with the parcel to the east. Sufficient parking is being provided. The two (2) existing traffic calming speed bumps are not in compliance with the traffic calming measures described in 17.24.050.F and will need to be converted to speed humps.

Previously this location was an office for a fingerprint company and also, a contractor's office. The proposed use is consistent with the R-A/DC, Redevelopment Area/Downtown Core District, the Downtown Business Comprehensive Master Plan, and is compatible with the existing uses and surrounding neighborhood. The proposed use should not create a negative impact on the existing uses. Staff has no objections to the proposed use.

### **Requirements for Approval of a Special Use Permit**

In accordance with the Zoning Ordinance, the Planning Commission may, by motion, grant a special use permit if the Planning Commission finds, from the evidence presented, that all of the following facts exist:

1. The proposed use is consistent with the Comprehensive Master Plan and all applicable provisions of this Code and applicable State and Federal regulations;

2. The proposed use is consistent with the purpose and intent of the zoning district in which it is located and any applicable use-specific standards and criteria in Chapter 17.20 of this Code;
3. The proposed use is compatible with adjacent uses in terms of scale, site design, and operating characteristics (such as, but not limited to, hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);
4. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable; and
5. Facilities and services (including sewage and waste disposal, water, gas, electricity, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development.

#### **CONDITIONS:**

##### ***Planning and Zoning:***

1. Unless expressly authorized through a variance, waiver or another approved method, this development shall comply with all applicable codes and ordinances.
2. All existing required landscaping areas shall be brought into compliance with code by ensuring there is 50% ground coverage within two years of planting.
3. All traffic calming devise shall be converted to speed humps.
4. A maximum of 40 people are allowed to use the day care facility.

#### **ATTACHMENTS:**

Letter of Intent

Site Plan

Floor Plan

Building Elevation

CC&R (Shared Parking Agreement)

Clark County Assessor's Map

Location and Zoning Map