



AGENDA MEMO - COMMUNITY DEVELOPMENT

PLANNING COMMISSION MEETING DATE: APRIL 9, 2024
DEPARTMENT: COMMUNITY DEVELOPMENT
ITEM DESCRIPTION: APPLICANT/OWNER: CITY OF LAS VEGAS

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
24-0132-TXT1	Staff recommends APPROVAL.	

**** NOTIFICATION ****

NEIGHBORHOOD ASSOCIATIONS NOTIFIED N/A

NOTICES MAILED N/A

PROTESTS 0

APPROVALS 0

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*****PROPOSED AMENDMENTS*****

1. Title 19.12.070 Permissible Use Descriptions and Applicable Conditions and Requirements is hereby amended as follows:

Individual Care – Group Home

Description: A facility which provides day or overnight care for a minimum of 7 children or dependent adults and a maximum of 12 children or dependent adults for compensation. When located on a single-family residential lot, the provision of care will take place in a dwelling used primarily as a residence. When located on a parcel developed with multi-family housing, the provision of care must take place within a structure not used as residence. In any case, such a use is subject to the care-related regulations and standards of the State of Nevada.

- * 1. The minimum lot size shall be 6500 square feet.
- * 2. The site shall be designed so that all loading and unloading of passengers occurs on-site. The layout of driveways, circulation patterns and parking must be approved by the City Traffic Engineer prior to the issuance of any building permits.
- * 3. In order for this use to be conducted on a parcel developed with multi-family housing, the provision of care must occur within a separate structure.
- 4. The 6500 square-foot minimum lot size set forth in Requirement 1 may be waived for facilities that are utilized exclusively for the care of children.
- ~~4.~~ 5. Vehicular access to the facility shall be by means of a right-of way with a width of 60 feet or less.
- ~~5.~~ 6. The use of outdoor recreation areas shall be limited to the hours between 6:00 A.M. and 10:00 P.M.
- ~~6.~~ 7. All lighting shall be designed so it does not shine directly onto any abutting residential property.

On-site Parking Requirement: One space for each staff member, plus one space for each 6 individuals cared for.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request to amend LVMC Title 19.12 regarding the Individual Care – Group Home use to allow childcare facilities on lots less than 6,500 square feet through a waiver in conjunction with the required Special Use Permit.

ANALYSIS

The Individual Care – Group Home use is intended for facilities that provides day or overnight care for a minimum of seven children or dependent adults and a maximum of 12 children or dependent adults for compensation. The Individual Care – Group Home is a permitted use in all residential zoning districts with the approval of a Special Use Permit. The minimum lot size for the Individual Care – Group Home use is 6,500 square feet and cannot be waived per current Title 19.12 requirements.

The proposed amendment will allow childcare facilities to be located on lots less than 6,500 square feet through a waiver in conjunction with the required Special Use Permit. This will provide additional flexibility and allow proprietors to operate in residential locations with lot sizes of less than 6,500 square feet, especially in disadvantaged or underserved communities where access to affordable childcare is limited.

It is important to note that this proposed amendment only applies to childcare facilities. The minimum lot size of 6,500 square feet will remain non-waivable for any other type of facility falling under the Individual Care – Group Home use.

FINDINGS

This amendment to the Individual Care – Group Home use will provide the following:

1. Allow childcare facilities on lots less than 6,500 square feet through a waiver in conjunction with the required Special Use Permit.
2. Provide additional flexibility for proprietors of a childcare facility to operate in residential locations with lot sizes of less than 6,500 square feet, especially in disadvantaged or underserved communities where access to affordable childcare is limited.