USE PERMIT for an assisted living facility.
DESIGN REVIEW for an assisted living facility in conjunction with an existing hotel on 3.3 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District.

Generally located on the south side of Casino Drive, 2,700 feet east of Needles Highway within Laughlin. SS/pb/ml (For possible action)

RELATED INFORMATION:

APN:
264-33-501-002

LAND USE PLAN:
LAUGHLIN - COMMERCIAL TOURIST

BACKGROUND:
Project Description
General Summary
- Site Acreage: 3.3
- Number of Units: 105 units
- Density: 16 du/ac (size of each bedroom allows each unit to be counted as one-half of a unit for calculating density)
- Project Type: Assisted living facility and associated uses
- Number of Stories: 3
- Parking Required/Provided:
  - 112 during Phase 1 (part of hotel)
  - 88 when completed (all assisted living)
  - 131 provided

Site Plan
This request is identical to a previously submitted application, UC-0075-13, that was held no date specific at the Planning Commission meeting per the applicant’s request and has since expired. The plans depict an existing hotel (Bayshore Inn) consisting of 2 hotel buildings (Buildings A & B) and 1 building as a restaurant/bar. The hotel buildings are connected to the restaurant/bar by walkways. The plans also show a pool and spa between Buildings A & B. A total of 131 existing parking spaces are depicted on the south, east, and west sides of the property. The applicant is proposing an assisted living facility at this location which will start with Building B (Phase 1) and transition to the entire property. Building A will continue to
operate as a hotel until the transition is complete. The site has the more parking than required for the current use as a hotel and the proposed use as an assisted living facility. Access to the site is from Casino Drive on the north side of the property.

**Landscaping**

There is existing landscaping along Casino Drive and on the east, west, and south sides of the site. There are no changes being proposed with this application. On the south side of the parking lot is landscaped open space with walking trails toward the river bank.

**Elevations**

The 2 hotel buildings are 3 stories, approximately 50 feet high, and constructed of stucco siding and concrete tile roofs. The restaurant/bar building is located above a parking area and constructed of the same materials as the hotel buildings. No changes are being proposed with this application.

**Floor Plans**

The 2 hotel buildings consist of 105 rooms/units and each unit is 346 square feet. After the conversion, the typical room will have a bed, a seating area, a bathroom, and other accessory uses. Since each bedroom exceeds 180 square feet, Title 30 permits each unit to be considered as one-half of a dwelling unit for the purpose of calculating density. Therefore, with a total of 105 units on the site, the equivalent density is 16 dwelling units per acre.

Building A consists of 51 bedrooms/units and the distribution is as follows: The first floor has 15 bedrooms/units with 2 rooms being converted into a lobby and a commercial room and the other room being converted to a laundry room. The second and third floors of Building A each have 18 bedrooms/units. Building B consists of 54 bedrooms/units with each floor having 18 bedrooms/units. The restaurant/bar is 3,700 square feet and consists of 2 areas; 1 is a restaurant/cafeteria with kitchen, storage room, and bathroom. The second area is a restaurant sitting area with kitchen, equipment room, and bathrooms. During Phase 1 the second area will continue to operate as a restaurant and upon completion of the transition will convert into additional cafeteria space.

**Signage**

Signage is not a part of this application.

**Applicant’s Justification**

The applicant states that this request is to allow the conversion of the subject site into an assisted living facility. The applicant states that the conversion to an assisted living facility will initially start with 1 building, while the other building continues to operate as a hotel. Eventually, the entire property will be converted into an assisted living facility. The applicant would like to convert to the assisted living facility for the following reasons: 1) converting into an assisted living facility will create a higher tax revenue; 2) there are no assisted living facilities in Laughlin while there is a large elderly population; 3) the subject site is appropriate for the elderly as it is by the river; and 4) the facility will provide an alternative form of residential accommodations.
Prior Land Use Requests

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
<th>Action</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>UC-0075-13</td>
<td>Assisted living facility and associated uses - expired</td>
<td>Held no date specific</td>
<td>April 2013</td>
</tr>
<tr>
<td>UC-0421-95</td>
<td>First extension of time to review a health spa including physician offices, body toning, massages, reducing parlors, facial treatments, dietitian, and diagnostic services within approximately 8 motel rooms - expired</td>
<td>Approved by PC</td>
<td>May 1996</td>
</tr>
<tr>
<td>UC-0421-95</td>
<td>A health spa including physician offices, body toning, massages, reducing parlors, facial treatments, dietitian and diagnostic services within approximately 8 motel rooms - expired</td>
<td>Approved by PC</td>
<td>May 1995</td>
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<tr>
<td>ZC-220-84 (ET-0220-84)</td>
<td>Extension of time for the H-1 zoning for a hotel, restaurant, coffee and gift shops on the subject parcel</td>
<td>Approved by BCC</td>
<td>June 1990</td>
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Surrounding Land Use

<table>
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<tr>
<th>North, East, &amp; West</th>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Commercial Tourist</td>
<td>H-1</td>
<td>Undeveloped</td>
</tr>
<tr>
<td>South</td>
<td>Commercial Tourist</td>
<td>H-1 &amp; R-U</td>
<td>Colorado River</td>
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STANDARDS FOR APPROVAL:
The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis
Current Planning
Use Permit and Design Review
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 Plan. One of several criteria the applicant must establish is 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. The proposed assisted living facility would eventually replace the existing hotel and restaurant/bar. The proposed project is surrounded by undeveloped parcels on the north, east, and west, and within the Mixed Use Overlay District (MUD-1). The proposed assisted living facility would provide a different form of housing accommodation which includes amenities such as pool and spa for seniors. This request complies with Policy 13.6 of the Laughlin Land Use Plan which encourages the development of multi-storied residential uses that have appropriate indoor and outdoor amenities such as swimming pools, health spas, and parks. The subject property and the immediate area are planned for Commercial Tourist within the Laughlin Land Use Plan and this proposal would comply with Goal 19 that encourages multi-family residential developments, entertainment, commercial, and recreational uses to enhance the economic, social and physical development and vitality of the Laughlin Planning area. Therefore, staff finds the requested assisted living facility is a positive enhancement and addition to the area and staff can support this request.
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.

PRELIMINARY STAFF CONDITIONS:

Current Planning
- 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 commence within 2 years of approval date or it will expire.

Public Works – Development Review
- No comment.

Clark County Water Reclamation District (CCWRD)
- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT:  Bayshore Suites, LLC; Marc Mirbod
CONTACT:  Jeff Jafari, 4610 Natick Avenue #202, Sherman Oaks, CA 91403