

MULTIPLE FAMILY DEVELOPMENT
(TITLE 30)

MAULE AVE/DURANGO DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0467-NP DURANGO, LLC:

USE PERMIT to allow a multiple family development.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; **2)** increase wall height; **3)** allow alternative landscaping and attached sidewalk; and **4)** allow modified driveway design standards.

DESIGN REVIEWS for the following: **1)** multiple family residential development; and **2)** finished grade on 8.1 acres in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the north side of Maule Avenue, 1,525 feet west of Durango Drive within Spring Valley. JJ/rk/syp (For possible action)

RELATED INFORMATION:

APN:

176-05-701-034

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 61 feet where a maximum of 50 feet is permitted per Table 30.40-3 (a 22% increase).
2. Increase block wall height to a maximum of 16 feet (up to 10 foot retaining with 6 foot screen wall) where a maximum of 9 feet (3 foot retaining with 6 foot screen wall) is permitted per Section 30.64.050 (a 78% increase).
3. Allow alternative landscaping and attached sidewalk along a street (Maule Avenue) where detached sidewalk is required per Section 30.64.030 and Figure 30.64-17.
4.
 - a. Reduce the driveway throat depth to a minimum of 119 feet where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 (a 21% reduction).
 - b. Allow an access driveway at a width of 55 feet where 50 feet is the maximum per Chapter 30.52 (a 10% increase).

DESIGN REVIEWS:

1. A proposed multiple family residential development.
2. Increase the finished grade for a multiple family residential development to 150 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 317% increase).

LAND USE PLAN:

SPRING VALLEY - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 8.1
- Number of Units: 403
- Density (du/ac): 50
- Project Type: Multiple family residential development
- Number of Stories: 4
- Building Height (feet): Up to 61
- Open Space Required/Provided: 40,300/114,305
- Parking Required/Provided: 661/684

Site Plans

The plans depict a gated 403 unit, multiple family complex, consisting of a single building that will wrap around a 4.5 level parking garage with 684 parking spaces. The property sits north of Maule Avenue and west of the Durango Station site. The site is 8.1 acres with a density of 50 dwelling units per acre. The complex will provide 1 and 2 bedroom units. The footprint of the building also provides courtyards and a larger pool courtyard near the southeast portion of the building. Open space consists of active and passive open space areas which include a swimming pool, sauna, cabanas, BBQ area, and a clubhouse. The setbacks of the perimeter buildings are as follows: 30 feet to the south property line (Maule Avenue); 17 feet to the north property line; 14 feet to the east property line; and 140 feet to the west property line. There will be 1 access point to the development from Maule Avenue to the south. Internal circulation within the project consists of 24 foot wide drive aisles. Parking will consist of garage covered and surface parking spaces for both residents and visitors, which are distributed throughout the development. The plans also depict that the finished grade of the site will be increased up to 12.5 feet and is necessary to fill ravines within the site.

Landscaping

The plans depict 28 feet of landscaping behind a proposed attached sidewalk along Maule Avenue. A 10 foot wide landscape buffer per Figure 30.64-11 (1 row of trees spaced 20 feet apart) is proposed along the west and north property lines. Along the east property line, the plans depict 14 feet to 39 feet of landscaping. Interior to the site, open space and landscaping are equitably distributed throughout the development and consist of active and passive open space areas, which include recreational open space areas with a swimming pool and deck area located near the southeast portion of the building. The amount of passive and active open space is depicted at 114,305 square feet where 40,300 square feet is required.

Elevations

The plans depict a multiple family development that will have unified and consistent modern architecture. The building will range in height from 46 feet to 61 feet at its highest point. The proposed building materials include stucco concrete panel walls, fiber cement siding, with multiple surface plane variations consisting of walls that are off-set with varying color schemes.

Floor Plans

The plans show a mix of studio, 1 and 2 bedroom units consisting of 250 studio and 1 bedroom units, and 153, two bedroom units. The residential units are between 624 square feet and 1,076 square feet in area. Internal to the building the clubhouse area consists of a leasing office, conference rooms, offices, business center, fitness area, and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed use is appropriate for the area. The property is north of existing multiple family developments and west of Durango Station. Multiple family housing options are necessary and compatible with the surrounding area and the proposed development will have reduced impacts on schools and traffic since most of the units are 1 bedroom. Furthermore, the applicant states the proposed height is considerably less than the 216 foot tall Durango Station tower immediately to the east of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1282-06	Reclassified the site and the surrounding area to H-1 zoning	Approved by BCC	November 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Limited Resort	H-1	Undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Entertainment Mixed-Use	R-3 & H-1	Single family residential & apartments
East	Limited Resort	H-1	Durango Station
West	Compact Neighborhood (up to 18 du/ac)	R-2	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Use Permit

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 Master Plan. One of several criteria the applicant must establish is that 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.

Multiple family residential developments and commercial developments require the approval of a use permit in the H-1 zoning district to demonstrate the development is appropriate for the given location. The proposed multiple family development is located next to a casino site and existing multiple family to the south. The development complies with County goals and policies that encourages opportunities for diverse housing options to meet the needs of residents of all ages, income levels, and abilities. The project also complies with policies that encourages a concentration of higher density housing in areas with access to existing or planned high frequency transit, major employment centers, existing infrastructure, and other services; therefore, staff recommends approval of this request.

Waivers 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.

Waivers of Development Standards #1 & #2

Staff can support the increase in building and wall height. The building height plate is less than 43 feet, and no residential units are above this height. The building will range in height from 46 feet to 61 feet at its highest point with most of the roof parapet at 46 feet high. The building elevations are substantially enhanced with architectural detailing and treatments that make for a more interesting street scene and streetscape; therefore, staff does not anticipate any adverse impacts from the increased height and can support this waiver. As for the wall height, staff finds the increased height of the retaining wall is necessary to provide positive drainage for the proposed development. There are existing improvements at the site's south property line adjacent to Maule Avenue and the east property line adjacent to Durango Station where the grade differential is the greatest. Therefore, it is necessary to raise the site, resulting in the increased retaining wall height. Furthermore, the retaining wall along the west property line adjacent to the residential development will not exceed 3 feet retaining.

Waiver of Development Standards #3

Detached sidewalks are a required standard with current Code to remove pedestrians away from the lanes of travel. Additionally, providing trees on both sides of a detached sidewalk provides shade to the sidewalk area during multiple times of the day. The applicant indicates during the approval of Durango Station entitlements, Durango Station showed the installation of attached sidewalks along Maule Avenue. However, the casino site is under an older locked in Code (Title 29) which does not require developments to provide detached sidewalks; therefore, staff cannot support this portion of the waiver request.

Design Review #1

The proposed multiple family development has been designed to avoid a monotonous linear pattern along the street frontage, thereby reducing the visual mass of the building. The project provides several amenities including open space courtyards, a swimming pool, and fitness center.

Furthermore, the building includes off-set surface planes, an aesthetically pleasing color palette, and parapet walls along the roofline at various heights. Therefore, staff supports this request.

Public Works - Development Review

Waiver of Development Standards #4a

Although the throat depth does not comply with the minimum standard, the applicant has placed the call box and gates farther into the site which will provide more room for vehicles to exit the right-of-way reducing stacking in the right-of-way to avoid collisions. Therefore, staff has no objection to this request.

Waiver of Development Standards #4b

Staff has no objection to the increased driveway width since it is required for emergency access.

Design Review #2

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

Staff Recommendation

Approval of the use permit, waivers of development standards #1, #2, and #4, and the design reviews; denial of waiver of development standards #3.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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; 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; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Coordinate with Public Works - Development Review to pay a cost contribution for pedestrian flashers;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Maule Avenue/ Badura Avenue improvement project.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided; that fire/emergency access must comply with the Fire Code as amended; 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 to show on-site fire lane, turning radius, and turnarounds.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0266-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Spring Valley - approval of the use permit, waivers of development standards #1, #2, and #4, and the design reviews; denial of waiver of development standards #3.

APPROVALS:

PROTESTS:

APPLICANT: OVATION DESIGN AND DEVELOPMENT

CONTACT: OVATION DESIGN, OVATION DESIGN AND DEVELOPMENT, 6021 S. FORT APACHE ROAD #100, LAS VEGAS, NV 89148