

03/22/23 BCC AGENDA SHEET

MANUFACTURED HOME PARK
(TITLE 30)

UPDATE
MOJAVE RD/FREMONT ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-22-0560-SILVER CITY MHC, LLC:

HOLDOVER ZONE CHANGE to reclassify 5.4 acres from an H-2 (General Highway Frontage) Zone and a C-2 (General Commercial) Zone to an R-4 (Multiple Family Residential) Zone.

USE PERMIT for a manufactured home park.

WAIVER OF DEVELOPMENT STANDARDS to allow tandem parking spaces.

DESIGN REVIEWS for the following: **1)** a manufactured home park; and **2)** lighting plan.

Generally located on the east side of Mojave Road and the north side of Fremont Street within Sunrise Manor (description on file). TS/bb/syp (For possible action)

RELATED INFORMATION:

APN:

162-01-703-006; 162-01-703-007

USE PERMIT:

Allow a manufactured home park in an R-4 (Multiple Family Residential) zone per Table 30.44-1.

WAIVER OF DEVELOPMENT STANDARDS:

Permit tandem parking spaces where not permitted per Section 30.60.050.

LAND USE PLAN:

SUNRISE MANOR - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 1615 S. Mojave Road
- Site Acreage: 5.4
- Number of Units: 115
- Density (du/ac): 21.3
- Minimum/Maximum Space Size (square feet): 1,049/1,216
- Project Type: Manufactured home park
- Number of Stories: 1

- Building Height (feet): 14
- Square Feet: 482 & 408
- Open Space Required/Provided: 23,000/28,148
- Parking Required/Provided: 123/248

Site Plan

This request is for a conforming zone change to reclassify 5.4 acres from an H-2 zone and a C-2 zone to an R-4 zone. The property is currently a nonconforming **manufactured** home park that was built in the 1950's. The proposed zone change to R-4 allows the applicant to request an age restricted manufactured home park with 115 spaces. The applicant has followed the requirements outlined in NRS 118 regarding a manufactured home park closing. This property is located within an existing Clark County designated opportunity zone. The property is being developed as an affordable housing option and marketed as a 55 and over neighborhood.

The manufactured home park will include gated access from Mojave Road at the northwest corner of the property. The gated entrance will have dual lanes and meet the design standards. Interior streets will be 24 feet in width with the only access point at Mojave Road. The spaces are located along the perimeter of the site, with rows of spaces, designed as "blocks" in the center, accessed by 24 foot wide drive aisles. There are 230 parking spaces located on individual driveways with tandem parking proposed on each space. An additional 18 spaces will be provided for visitors, including 2 accessible spaces. Ten parallel visitor parking spaces are located at the end of interior blocks.

The units will be located on individual spaces that are between 1,049 square feet and 1,216 square feet in area. Sixty spaces will be 1,049 square feet and 55 units will be 1,216 square feet in area. Spaces are either 23 feet or 25 feet in width, and either 48 feet or 44 feet in depth. Each space will include a manufactured home that is 2 feet from the neighboring driveway and at least 10 feet from the next home. Each unit will be 5 feet from the rear space line and at least 10 feet from the next home. Homes will be 5 feet from the edge of interior streets.

Landscaping

The landscape plan depicts 24 inch box trees spaced at 25 feet on center and aligned within the 5 foot setback area directly behind each driveway. There are 24 inch box trees shown with shrubs immediately in front of each manufactured unit, in the 5 foot setback space between the manufactured home and the interior streets. Decorative rock makes up the remainder of the space behind each unit and includes the ground mounted air conditioning units. The location of the trees behind the driveways will prohibit drive through access for the 4 double frontage spaces located on the west side of the property. A 12 foot wide landscaped corridor with a 5 foot centrally located sidewalk, runs east to west through the 4 central blocks of the development. This pathway corridor allows for direct access to the main amenities area that includes a swimming pool, clubhouse, shade shelters, barbeque grill, and community garden. Plans show LED bollard lighting, 30 inches by 8 inches will be placed throughout the development. Two pickle ball courts are located adjacent to the entry driveway and gates, adjacent to Mojave Road. Three artificial turf areas are located in the south central area of the development and shown as unfenced dog run spaces.

Elevations

The elevations include a 2 bedroom design and 1 bedroom design with an optional front porch. Each of the 1 bedroom elevations include a front door that will face the drive aisle and a back door that faces the driveway. The 2 bedroom model will have both doors on the long side of the home facing the driveway. Each unit will have a pitched roof with roof peaks over entry doors and porches. Homes will be flush mounted and level with the surrounding ground through the use of a subsurface foundation system. A combination of vertical and faux wood side paneling, painted with earth tones and transom windows on each façade. A transom window is shown above each door on the 2 bedroom model and above the back door of the 1 bedroom model. Small entry lights are shown adjacent to each door on each model. Composite asphalt roof shingles are shown on each elevation. Each home will have hot water heater panel access on the opposite side of the back door, facing the adjacent home driveway and the 2 foot space between each home and the neighboring driveway.

Floor Plans

The floor plans depict a 1 bedroom model (408 square feet) and a 2 bedroom model (482 square feet) with a 1 bedroom porch model option. The floor plan shows outward opening entry doors and bedrooms that are 76 square feet (1 bedroom models) to 88 square feet (2 bedroom model). There are 18 square foot closets shown in each bedroom. Each home will have hot water heater panel access on the opposite side of the back door, facing the adjacent home driveway and the 2 foot space between each home and the neighboring driveway. The 1 bedroom front door that faces the interior drive aisles is shown with an interior opening door and back door that opens outward into the driveway space. The kitchen, dining and living area is in 1 open space of 197 square feet for the 1 bedroom model. The 2 bedroom model has a kitchen, dining, and living area of 159 square feet. The living area door of the 2 bedroom model is shown opening inward, while the hallway entry door is shown opening outward into the driveway space. The bathrooms are shown at 41 square feet for the 1 bedroom models and 53 square feet with the 2 bedroom model. Stackable washer and dryer space is shown on both 1 bedroom and 2 bedroom models. An interior furnace space is shown on all model floor plans.

Signage

Signage is not a part of this request.

Applicant's Justification

Silver City MHC, LLC is requesting a conforming zone change, special use permit, waiver of development standards, and design reviews to reclassify 5.4 acres (2 parcels) from H-2 and C-2 zones, to R-4 (Multiple Family Residential) for the purposes of developing a manufactured home park in Clark County. The property is currently a manufactured home park with 5 occupied manufactured homes and was developed in the 1950's. The purpose of this application is to transform a 1950's manufactured home park into a brand new, affordable age restricted (HUD 55+), manufactured housing community. The proposed community will include 115 spaces with the property under single ownership and control. Spaces will be rented for age restricted occupancy of manufactured home models that range in size from 408 square feet to 482 square feet. This development will be 21.3 units per acre and comply with the Urban Neighborhood Master Plan land use designation density range of 18 du/acre up to 25 du/acre. All units will be certified by HUD and the State of Nevada and comply with 24 CFR Part 3280 construction

standards. The rental or sale of individual units and rental of spaces will be a certified affordable housing development and meet the requirements of this designation. Homesite spaces will exceed the county minimum of 750 square feet, with all spaces being either 1,049 square feet or 1,216 square feet in area. The development will exceed the 200 square feet per unit open space requirement by 22% with 23,000 square feet required versus 28,148 square feet provided. The open space areas include a swimming pool, club house, 2 pickleball courts, dog runs, a community garden, neighborhood pathway, and 307 trees where 208 are required. Only the specified manufactured homes will be placed on site and no recreational vehicles will be allowed. One parking space is required per age restricted unit, with 8 visitor spaces required. The site plan shows tandem driveway parking with a total of 230 parking spaces and 18 visitor parking spaces. The proposed conforming zone change will bring this property into conformance with the Clark County Master Plan.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0643-09	Vacated alley right-of-way	Approved by PC	December 2009

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-D & C-2	Manufacturing & vehicle body shop
South	Corridor Mixed-Use	M-1	Vehicle body shop & parking lot
East	Urban Neighborhood (greater than 18 du/ac)	R-4	Apartments
West	Entertainment Mixed-Use & Corridor Mixed-Use	C-2 & M-1	Vehicle body shop & parking lot

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Zone Change

A substantial increase in residential development in Clark County has contributed to an increased demand for affordable housing in Sunrise Manor and all of Clark County. In addition, the proposed R-4 zoning is compatible with the density and intensity of the existing R-4 multiple family development located east of this property. The close proximity of land currently zoned M-1 on the southwest side of this property is not immediately beneficial in the short term but does have a planned land use designation of Corridor Mixed-Use for future development. The property to the north of this site has a planned land use designation of Business Employment with current C-2 and M-D zoning, both of which are less compatible with the proposed R-4 and manufactured home use proposed on this site. However, the property on the west side of Mojave

Road has a planned land use of Entertainment Mixed-Use and future development would be more compatible with the proposed manufactured home use; therefore, staff can support the conforming zone boundary amendment to R-4 zoning with additional buffer landscaping.

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.

The proposed development is consistent with many land use policies of the applicable land use plan of the County. Policy 1.2.2, Policy 1.2.6, Policy 1.2.1, Policy 1.2.4, and Goal 1.2, are supporting elements from the recently adopted Clark County Master Plan, specifically related to affordable long-term units.

While the proposed manufactured home park will not result in a substantial or undue adverse effect on adjacent property, there is potential for adverse impacts on this development from the property to the north and south if not properly buffered. Staff can support the use with appropriate buffering. However, since staff does not support the design review, staff does not support the use permit.

Waiver 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.

The use of the area immediately adjacent to the proposed tandem driveways that are the subject of the waiver request could be affected in a substantially adverse manner. While there appears to be enough depth for parking 2 standard vehicles end to end, large vehicles like trucks could spill out into the streets. The driveways are paved and 10 feet wide, with only 2 additional feet to the next structure's wall. This means that depending on the size of the vehicle, it may not be possible to fully open vehicle doors without impacting 1 or both adjacent homes. Staff is unable to support tandem spaces that are required for non-age restricted units that could make up as much as 30% of the spaces and recommends denial.

Design Reviews

The design of the proposed development is not compatible with adjacent development to the north and associated manufacturing or commercial uses. First, the homes are only setback 5 feet from the property to the north and south, which is not adequate for residents living in the home. Second, while trees are planted along the property lines, the trees are planted to help provide privacy between the homes, not buffer from the adjacent property. Staff believes an intense landscape buffer per Figure 30.64-12 would help to mitigate negative impacts from the commercial and industrial uses to the proposed residences.

Site access and circulation negatively impact adjacent roadways or neighborhood traffic when considering the plans show only 1 point of ingress and egress for the 115 unit site. Currently there are 2 driveways into the site, which allows for better circulation, especially when there is an unexpected hold up or emergency. The applicant has not proposed any change or included anything on the plan for the existing area that is located at the Nevada easement location on the west side of the property. This easement is shown, as is with original infrastructure on the plans and there are no fences or walls shown adjacent to the proposed swimming pool or community garden area. Code requires at least a 5 foot wall and staff prefers a 6 foot wall to limit access to the pool area by the public.

The amenities are located on the northwest portion of the site. Amenities should be designed to be centrally located for all residents to have convenient and safe access. Access to the pickleball courts must be possible with the exit gates closed. This requires a clear path across the access road that is clearly marked for pedestrian crossing and is safe. This includes having the access gate to the courts connected to the crossing with some sort of hard surface sidewalk and not obstructed by trees.

Elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance but having only 2 distinct models and 1 elevation option does not create an aesthetically pleasing environment. The limited models and facades makes for a monotonous park experience. For the above reasons, staff does not support the design reviews.

Staff Recommendation

Approval of the zone change; denial of the use permit, waiver of development standards, and design reviews.

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:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Pedestrian access to the courts will be marked at the crossing of the street and be located on the community side of the gates;
- Provide an intense landscape buffer per Figure 30.64-12 along the northern and southern property lines;
- Certification of an affordable housing project by the Clark County Social Service Department, Division of Community Resources, shall be obtained prior to obtaining a business license for the proposed use;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.

- Applicant is advised that swimming pool area must comply with all agency requirements; the County is currently rewriting Title 30 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 and; 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 **the use permit, waiver of development standards, and design reviews** must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Mojave Road improvement project;
- Reconstruct any unused driveways with full off-site improvements.
- Applicant is advised that signs, structures, utility poles, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

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;
- All proposed single family residential submittals will comply with code requirements for residential streets;
- 503.2.1.1 parallel parking permitted on both sides, where parallel parking is permitted on both sides of the fire apparatus access road, the minimum clear width of the fire apparatus road shall be shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back-of-curb to back-of-curb for L curbs, 38 feet (11 852 mm) from back-of-curb to back-of-curb for R curbs, and 39 feet (11,887 mm) from back-of-curb to back-of-curbs for roll curbs.
- The prohibition of parallel parking on both sides for the purpose of narrowing the roadway width is not permitted for fire apparatus roads serving 1 and 2 family dwellings.
- Applicant is advised 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.

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 #0320-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Sunrise Manor - denial.

APPROVALS: 1 card

PROTESTS: 7 cards

COUNTY COMMISSION ACTION: November 16, 2022 – HELD – To 12/21/22 – per the applicant.

COUNTY COMMISSION ACTION: December 21, 2022 – HELD – To 03/22/23 – per the applicant.

APPLICANT: SILVER CITY MHC, LLC

CONTACT: G.C. GARCIA, INC C/O GEORGE GARCIA, 1055 WHITNEY RANCH DRIVE, SUITE 210, LAS VEGAS, NV 89014