

12/17/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0600-KKAZ, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce side setbacks; **2)** reduce buffering and screening; **3)** increase wall height; **4)** increase retaining wall height; and **5)** reduce throat depth.

DESIGN REVIEW for a proposed multi-family, residential (condominium) development on 5.08 acres in an RM18 (Residential Multi-Family 18) Zone.

Generally located on the east side of Durango Drive, approximately 805 feet north of Robindale Road within Spring Valley. MN/hw/kh (For possible action)

RELATED INFORMATION:

APN:

176-09-201-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the interior side setbacks to 10 feet where a minimum of 20 feet is required per Section 30.02.09B (a 50% reduction).
2.
 - a. Reduce the width of a landscape buffer along the eastern property line to 10 feet where a minimum of 15 feet is required per Section 30.04.02C (a 33% reduction).
 - b. Reduce the width of a landscape buffer along the northern property line to 10 feet where a minimum of 15 feet is required per Section 30.04.02C (a 33% reduction).
 - c. Reduce the height of a decorative screen wall along the eastern property line to 6 feet where a minimum of 8 feet is required per Section 30.04.02C (a 25% reduction).
 - d. Reduce the height of a decorative screen wall along the northern property line to 6 feet where a minimum of 8 feet is required per Section 30.04.02C (a 25% reduction).
 - e. Allow trees within a landscape buffer to be in a single row where trees in two staggered rows are required by Section 30.04.02C.
3. Increase the height of a decorative wall within the first 15 feet of the front property line to 6 feet where 3 feet is the maximum height per Section 30.04.03B (a 100% increase).
4. Increase the height of a retaining wall to 6 feet where 3 feet is the maximum per Section 30.04.03C (a 100% increase).
5. Reduce the required throat depth for the north driveway along Durango Drive to 50 feet where 100 feet is the standard per Uniform Standard Drawing 222.1 (a 50% reduction).

PROPOSED LAND USE PLAN:

SPRING VALLEY - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 7508 S. Durango Drive
- Site Acreage: 5.08
- Project Type: Multi-family condominiums
- Number of Units: 80
- Density (du/ac): 15.75
- Number of Stories: 3
- Building Height (feet): 35
- Square Feet: 1,641 (minimum)/1,762 (maximum)
- Open Space Required/Provided: 14,400/19,153
- Parking Required/Provided: 156/160
- Sustainability Required/Provided: 5/5

Site Plans

The plans show a proposed, multi-family, condominium development located on the east side of Durango Drive, approximately 805 feet north of Robindale Road. The plans show the proposed condominium development is designed more similarly to a single-family attached townhome product with a complex of buildings each with several units located side by side. The plans indicate that each unit will be mapped as airspace. The proposed development will contain a total of 11 buildings with 4 of the buildings containing 6 units and 7 buildings containing 8 units. The 6 unit buildings will be north-south oriented and will primarily be located along Durango Drive. The 8 unit buildings are east-west oriented and are located primarily along the length of the eastern property line grouped into 2 building pods which face each other. Each unit has a backyard with a concrete pad and vinyl fence to enclose these spaces. The backyards either back up to another unit's backyard or the exterior of the site. The backyards located along Durango Drive are shown to have a 6 foot tall decorative block wall along the western portions of their backyard spaces. The 6 unit buildings are along the western side of the site and are shown to be set back 25 feet from Durango Drive, while the 8 unit buildings are shown to be set back 20 feet from the eastern property line. The southern most building is set back approximately 71 feet from the southern property line and the northern most building (Building 11) is shown to be set back 10 feet from the northern property line. Access to the site is provided from Durango Drive by 2 gated driveways located in the northwest and southwest corners of the site. The northern driveway will be a 54 foot wide 2 way driveway consisting of two, 25 foot wide lanes and a 4 foot wide central median. Two, 25 foot wide wrought iron gates associated with the northern driveway are shown to be set back nearly 77 feet. The southern driveway is shown as a single lane at 33 feet wide, and with a wrought iron gate set back 32.5 feet from Durango Drive. No garages are provided within this development, but a total of 160 covered and uncovered parking spaces are provided where 156 spaces are required. The spaces are located in parking courts located along the southern property line, to the east of the 6 unit buildings, and in three, 138.5 to 148.5 foot long dead-end parking courts located in the middle of each 8 unit building pod. The plans also show that a 2,000 square foot pool with an associated restroom and equipment building are proposed between Buildings 2 and 3 in the western portion of the site. Finally, the provided cross sections show a maximum 6 foot tall retaining wall is needed in the northeast corner of the site.

Landscaping

The plan shows there are 3 types of landscaping being provided: street landscaping, parking lot landscaping, and buffer landscaping. Along Durango Drive, a 5 foot wide detached sidewalk has been shown between two, 5 foot wide landscape strips along the entire frontage, except where the driveways are located. The provided street landscape strips are shown to contain 19 Escarpment Oak (*Quercus fusiformis*) trees where a total of 20 trees are required. The trees within the street landscape strips are generally spaced 30 feet apart and are staggered where possible. Within the parking lot, 27 Utah Juniper (*Juniperus Osteosperma*) trees, combined with street and perimeter trees, are generally placed in landscaping islands and strips every 6 spaces, sometimes adjacent to covered parking spaces. A total of 35 parking lot trees are required with 35 trees provided along with an additional 12 trees spaced throughout the interior of the site. Along the northern and eastern property lines, a 10 foot wide landscape strip is provided with a 6 foot tall decorative block screen wall. Within the perimeter landscape strip is a single row of Utah Juniper trees spaced approximately every 10 feet on center.

In terms of open space, a total of 14,400 square feet of open space is required with 19,153 square feet being provided. This open space is being provided by the 4,791 square foot pool area located in the west-central portion of the site. The remaining 14,362 square feet is being provided by a programmed landscaped area incorporated into the landscape buffer along the eastern property line. This area is shown to contain a small walking and bike trail, benches, and access to the park directly to the west.

Elevations

The elevations provided show both the 6 unit and 8 units buildings will have the same general exterior design. The 6 unit and a majority of the 8 unit buildings are shown to be 3 stories tall, with portions of the 8 unit buildings being only 2 stories, and will reach a maximum of 35 feet in height. All residences are shown to consist of painted stucco, gabled roofs with concrete tile shingles, window accents and recessing, variations in roofline, and building pop-outs and extensions, and. All models are shown with an awning covered entry porch and significant fenestration.

Floor Plans

The plans show there are 4 types of standard models for both the 6 unit and 8 unit buildings. Each model is shown to be designed for the exterior or interior unit locations within the building. The models shown range in size from 1,641 square feet up to 1,762 square feet of living space, not including the backyard spaces, spread across 2 and 3 stories. Each model is shown to have 3 bedrooms with options that include closets, ensuite bathrooms, large living and dining spaces, and kitchens.

Applicant's Justification

The applicant states the proposed reduced setbacks and landscaping buffer are justified due to the affected areas being adjacent to the existing park which is located to the north and east of the site. The applicant indicates that due to the park the reduced setbacks and buffer should not cause impacts on either the park or the proposed development. The applicant also states the increased height of the wall in the front setbacks should improve privacy from the site and will complement the surrounding aesthetics. In addition, the applicant indicates the increased height

of the retaining wall is only needed in the northwest corner and is needed for the drainage of the site due to an existing swale.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-23-500046	1 lot commercial subdivision for a vehicle wash facility	Approved by BCC	June 2023
VS-23-0172	Vacated and abandoned government patent easements	Approved by BCC	June 2023
ZC-23-0171	Reclassified the site from R-E to C-1 zoning for a vehicle wash facility	Approved by BCC	June 2023

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Public Use	PF	James Regional Sports Park
South	Neighborhood Commercial	CG	Mini-warehouse facility
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2 (Rhodes Ranch PCO)	Single-family detached residential

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
PA-24-700031	The redesignation of the land use category from Neighborhood Commercial to Compact Neighborhood is a companion item on this agenda.
ZC-24-0599	A zone change to reclassify the site from CG to RM18 is a companion item on this agenda.
VS-24-0598	The vacation and abandonment of patent easements is a companion item on this agenda.
TM-24-500130	A tentative map a multi-family residential subdivision consisting of 80 units is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the

immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

Staff finds the purpose of reviewing setback reductions is to assure that the proposed buildings will not impact the surrounding properties and will also not pose any safety hazards. The proposed reduction in setbacks is primarily for 1 building located in the northeast corner of the site, otherwise, all other buildings comply with the setback standards of the RM18 district. In this case, the adjacent property is a park with the nearest structure on that property being hundreds of feet away. In addition, the proposed buildings are a maximum of 35 feet and maintain a more single-family residential feel than a more traditional multi-family building. As a result, while staff does not normally support reductions in setbacks, given the nature of the building and its relationship to the surrounding area, the proposed reduction should not impact the neighboring property nor create a safety hazard as well. Staff can support this waiver of development standards.

Waiver of Development Standards #2

In general, the purpose of landscape buffers is to reduce the impacts of higher intensity uses, in this case a multi-family development, on less intense uses. Staff finds the proposed multi-family development will function more like a medium density single-family attached residential development and be a relatively low intensity use compared to the sports park adjacent to the site. Staff also finds the proposed composition of the landscape buffer still meets the intent of Title 30 by providing trees that are 10 feet apart, which should help to reduce any noise and light impact both on and from the park. Finally, while the wall being provided is only 6 feet, the wall will generally be placed on top of retaining walls, which will increase its height closer to the required 8 feet from the perspective of the adjacent park. In addition, a 6 foot wall should be sufficient to maintain the privacy of the residential development and to keep any potential impacts from reaching the park patrons given the distance of the residential development to the near park structure.

Waiver of Development Standards #3

The purpose of limiting walls in the front setbacks of a development is reduce the potential for a canyoning effect on streets and to improve safety of first responders to a site. Staff finds the proposed wall is necessary to maintain the privacy of residents that will live along Durango Drive, as the backyards of the adjacent homes will be along Durango Drive. Additionally, there are similar walls located along this block of Durango Drive. Both the adjacent walls and the proposed wall along Durango Drive are set back at least 15 feet for both infrastructure and landscaping. These setbacks help to reduce the canyoning of the streetscape and proposed landscaping will help to soften the appearance of the wall from the street as well. Finally, given the more single-family residential feel of the proposed development, street facing walls are quite common in those types of development and first responders would need to enter the development to access any of the units, which quells any issues of the front yard walls in terms of safety. For these reasons, staff can support this waiver of development standards.

Waiver of Development Standards #4

Staff finds that most of the subject site's retaining walls are 3 feet or less except for a portion of the site in the northeast corner where the retaining wall could reach 6 feet tall. Staff finds the proposed retaining wall will mainly face a parking lot associated with adjacent park. As a result, staff finds there should be no issues related to privacy as the proposed residential development will be the higher property, the adjacent park is public, and there are no structures or uses that should be impacted by the increased height of the wall. For these reasons, staff can support this waiver of development standards.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Staff finds while there are no physical similar residential developments in the area, the proposed multi-family townhouse development will offer a unique and additional option for housing in the area. The development will have access to the park that is to the north and east and should not greatly impact the uses in the park, as well. In addition, the proposed development will also help to activate an unused area and act as an in-fill development in the area. In terms of the design of the proposed residential development, staff finds the proposed architectural style of the buildings are like the surrounding residential developments and are consistent with newer development designs. In addition, the proposed designs are attractive, modern, and fit the aesthetics of the newer homes in the neighborhoods of Spring Valley. The overall development is provided with sufficient access to the internal drives and external street systems and on-site parking is well provided to avoid issues that can arise from on-site parking. Staff also finds the proposed landscaping being provided should enhance not only the interior open spaces, but also the street frontage by providing shading opportunities for pedestrians and for the reduction of heat island related effects. Staff also finds the pool and enhanced landscape buffer on the east side of the property will provide ample active and passive recreational areas for the proposed development. Finally, staff finds the proposed subdivision supports Master Plan Policies 1.3.1 and 1.4.4, and Spring Valley Specific Policy SV-1.1, which all support the development of compatible residential developments within in-fill areas of existing neighborhoods and supports the diversification of the existing housing stock. For these reasons, staff can support the design review.

Public Works - Development Review

Waiver of Development Standards #5

Staff finds the reduced throat depth at the call box on Durango Drive will result in the stacking of vehicles in the right-of-way. There are nearby parks, and multiple businesses in the area that utilize Durango Drive thus further increasing traffic density. Therefore, staff cannot support this request.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval of waivers of development standards #1 through #4 and the design review; denial of waiver of development standards #5. This item will be forwarded to the Board of County Commissioners' meeting for final action on January 22, 2025 at 9:00 a.m., unless otherwise announced.

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:

- Expunge ZC-23-0171 and TM-23-500046;
- 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 approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Durango Drive;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

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 #0199-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Spring Valley - approval of waivers of development standards #1, #2, #3, and #4; denial of waiver of development standards #5.

APPROVALS:

PROTESTS:

APPLICANT: TOUCHSTONE LIVING

CONTACT: TANEY ENGINEERING, INC., 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89147