

03/22/23 BCC AGENDA SHEET

MULTIPLE FAMILY RESIDENTIAL
(TITLE 30)

TROPICANA AVE/GRAND CANYON DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-23-400009 (NZC-19-0886)-TROP GC APTS, LLC:

ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 5.0 acres from an R-E (Rural Estates Residential) Zone to an R-5 (Apartment Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; and **2)** reduce throat depth.

DESIGN REVIEW for a multiple family residential development.

Generally located on the south side of Tropicana Avenue, 300 feet east of Grand Canyon Drive within Spring Valley (description on file). JJ/tpd/syp (For possible action)

RELATED INFORMATION:

APN:

163-30-501-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 54 feet where 50 feet is the maximum allowed per Table 30.40-3 (an 8% increase).
2. Reduce throat depth to 27 feet where 150 feet is the minimum distance allowed per Uniform Standard Drawing 222.1 (an 82% reduction).

LAND USE PLAN:

SPRING VALLEY – CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Number of Lots/Units: 174
- Density (du/ac): 35
- Project Type: Multiple family residential development
- Number of Stories: 4
- Building Height (feet): 54
- Open Space Required/Provided (square feet): 17,400/26,700
- Parking Required/Provided: 287/288

Site Plan

The approved site plan depicts a proposed multiple family residential development in the shape of an “E” located in the center of the site. Access is provided by a single entrance from Tropicana Avenue on the northeastern portion of the site, and an emergency crash gate is provided in the northwest portion of the site. A 2 way drive aisle provides access to the parking spaces located around the perimeter of the site. Carports are provided for many of the parking spaces, and 34 garage parking spaces are provided on the west side of the building. Additional parking is provided per Title 30 standards for the enclosed parking spaces (garages) and guest parking. Setbacks for the building include 95 feet to Tropicana Avenue to the north, over 80 feet to the single family residences to the east and south, and 60 feet to an unbuilt shopping center to the west. Trash enclosures are provided on the east side of the development, and are set back at least 50 feet from the adjacent single family residences. Lastly, open space amenities, including a pool area, are located between the northern portions of the “E” shaped building, and additional parking spaces are located between the southern portions of the “E” shaped building.

Landscaping

The approved plans depict perimeter landscaping includes a 15 foot wide landscape strip along Tropicana Avenue with a detached sidewalk, an 8 foot wide landscape strip along the east and south property lines with an intense landscape buffer to a less intense use (single family residential), and an 8 foot wide landscape strip along the west property line. Trees include 24 inch box trees, and the spacing includes 2 rows of off-set trees spaced 30 feet on center along Tropicana Avenue, 2 rows of off-set trees spaced 10 feet on center along the east and south property lines, and a single row of trees spaced 20 feet on center along the west property line. Landscaping also includes landscape fingers in the parking areas and landscaping in the amenity area around the pool.

Elevations

The approved plans depict a 4 story, 54 foot tall building with a variety of design elements to break-up the apparent mass of the building. Portions of the roof include pitched concrete roof tiles and parapet walls with cornice treatment. Elevations include varying surface planes, and finish materials including brick veneer, painted stucco, decorative railing on the balconies, and embellishments around the windows.

Since an intense landscape buffer is provided along the east and south property lines, the project utilizes a 2:1 height setback ratio to a less intense use (single family residential) rather than the standard 3:1 height setback ratio. The 4 story, 54 foot tall building transitions to 3 stories and is 43 feet tall along the east and south sides of the building. As a result, the 54 foot tall portion of the building is required to be set back at least 96 feet from the residences, and the 43 foot tall portion of the building is required to be set back at least 74 feet from the residences. Actual setbacks are over 100 feet for the 54 foot tall portion of the building and over 80 feet for the 43 foot tall portion of the building, exceeding Title 30 setback requirements adjacent to a less intensive use.

Floor Plans

The approved plans depict a multiple family residential building which include 120, one bedroom units and 54, two bedroom units. Both the 1 bedroom units and the 2 bedroom units

include 4 different variations in the floor plans. The 26,700 square feet of open space includes a 19,500 square foot pool area, 3,000 square foot clubhouse, 1,700 square foot fitness area, and a 2,500 square foot conference area.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for NZC-19-0886:

Current Planning

- Resolution of Intent to complete in 3 years;
- 8 foot split face block wall to be installed on south and east boundaries;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

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 #0495-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant indicates that an extension of time is requested because a second design review was submitted and approved by the Board of County Commissioners. The second design review, NZC-21-0423, incorporated an additional 92 multiple family units on 2.4 acres located on the adjacent parcel, APN 163-30-518-003. The applicant is in the process of mapping and permitting the site. The approval of additional multiple family units on the adjacent property shows multiple family is still compatible for the area, the applicant further states.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-21-0423	Reclassified from C-1 and C-2 to R-5 zoning with waivers and design review for a multiple family residential development	Approved by BCC	November 2021
NZC-19-0886	Reclassified from R-E to R-5 zoning with waivers and design review for a multiple family residential development	Approved by BCC	December 2020
VS-19-0887	Vacated and abandoned easements	Approved by BCC	February 2020

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-1	Shopping center
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
East	Corridor Mixed-Use	R-2	Single family residential
West	Corridor Mixed-Use	C-1 & C-2	Parking & undeveloped pad sites for a shopping center

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

Since the approval of NZC-19-0886 the applicant has taken significant steps to proceed with the development of the site. Currently, the applicant has several building permits in process awaiting approval and has received approval for a drainage study. It is for these reasons that staff recommends approval of this request.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

- Until February 5, 2025 to complete.
- Applicant is advised that 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 new application for a Master Plan amendment and zone boundary amendment may be required in the event that the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that 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.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTEST:

APPLICANT: OVATION CONTRACTING, INC.

CONTACT: OVATION CONTRACTING, INC., 6021 S. FORT APACHE ROAD, #100, LAS VEGAS, NV 89148