

CONGREGATE CARE
(TITLE 30)

UPDATE
FORT APACHE RD/TROPICAL PKWY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

AR-23-400095 (UC-0210-17)-SL FAMILY TRUST ETAL & BOYADZHAN, GEORGE TRS:

HOLDOVER USE PERMIT FIRST APPLICATION FOR REVIEW for a proposed
congregate care facility.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) allow access to a
residential local street; and 2) modified street standards.

DESIGN REVIEW for a proposed congregate care facility on 5.0 acres in an R-E (Rural Estates
Residential) (RNP-I) Zone.

Generally located on the southwest corner of Fort Apache Road and Tropical Parkway within
Lone Mountain. RM/dd/syp (For possible action)

RELATED INFORMATION:

APN:

125-30-704-006

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow access to a residential local street (Corbett Street) where not permitted per Table 30.56-2.
2.
 - a. Reduce the distance between a driveway along Tropical Parkway and an intersection to 66 feet where a minimum of 150 feet is required per Uniform Standard Drawing 222.1 (a 56% reduction).
 - b. Reduce the distance between a driveway along Corbett Street and an intersection to 71 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 (a 62.6% reduction).
 - c. Allow a 28 foot wide driveway where a 32 foot wide commercial driveway is required per Uniform Standard Drawing 222.1.

LAND USE PLAN:

LONE MOUNTAIN - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 9230 Corbett Street
- Site Acreage: 5
- Project Type: Congregate care facility

- Number of Stories: 1
- Building Height: Up to 23 feet, 6 inches
- Square Feet: 48,947 (overall complex)
- Parking Required/Provided: 35/49

Site Plans

The approved plans show a 72 bed, 48,947 square foot congregate care facility consisting of 6 buildings for the residents, depicted as "villas", and 1 administration building. The overall facility will be staffed by 23 employees. Access to the site is from 2 driveways on Tropical Parkway and 2 driveways on Corbett Street (a residential local street). A total of 49 parking spaces are provided where a minimum of 35 parking spaces are required. The parking spaces are located within parking courts that are scattered throughout the site. The trash enclosures are set back a minimum of 50 feet from the west property line. Open space and courtyard areas are located between the buildings on the interior of the site.

Landscaping

The approved plans depict a 35 foot wide landscape area with a detached meandering sidewalk along Fort Apache Road, and a minimum 15 foot wide landscape area with a detached sidewalk along Tropical Parkway. A minimum 6 foot wide landscape area with an attached sidewalk is provided along Corbett Street. A 10 foot wide intense landscape buffer per Figure 30.64-12 with a 6 foot high decorative block wall is provided along the west property line. The open space and courtyard areas on the interior of the site include a large number of trees and shrubs. The landscape palette for the site include Palo Verde, Swan Hill Olive, African Sumac, Pistachio, Bay Laurel, Strawberry, Xylosma, and Mondell Pine trees along with various shrubs, and groundcover.

Elevations

The approved plans depict a 1 story, 17 foot 3 inch high, administration building, and 6, one story, 23 foot 6 inch high, resident "villa" buildings. All of the buildings have a residential appearance, and are designed with stucco finish, stone veneer, wood pillars, wood trim, and pitched clay tile roofing.

Floor Plan

The administration building is 2,885 square feet and consists of a reception area, offices, a conference room, garage/storage area, and restrooms. An emergency generator is also shown on the floor plan and is screened from the properties to the west by the administration building. The 6 resident "villa" buildings are 7,677 square feet each and consist of bedrooms, living areas, restrooms, kitchen area, dining area, laundry area, and a physical therapy room.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for UC-0210-17:

Current Planning

- Provide a 10 foot wide intense landscape buffer per Figure 30.64-12 along the west property line;
- Design review as a public hearing for any significant changes to the plans;
- Review for facility 1 year after opening;
- Trash pick-up limited to 2 times per week;
- No on-street parking for the facility on Corbett Street, Fort Apache Road, or Tropical Parkway and "No Parking" signage to be installed adjacent to facility on roadways;
- Residents cannot park on-site unless this condition is precluded by state law;
- No outdoor signage;
- Homes abutting Fort Apache Road shall have varied architectural features;
- Deliveries limited to Monday through Friday between the hours of 8:00 a.m. and 4:00 p.m.;
- No construction prior to 7:00 a.m.;
- Parking lot lighting limited to a maximum of 10 feet and will be directed down and shielded as to not impact neighboring properties;
- 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; 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;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to back of curb for Tropical Parkway, 45 to back of curb for Fort Apache Road, 30 feet for Corbett Street, and associated spandrels;
- Applicant will install conduit and pull boxes for streetlights;
- Execute a Restrictive Covenant Agreement for the remaining improvements.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and that per Subsection 30.52.030(a)(1)(K)(iii), meandering sidewalks are a non-standard improvement which Clark County will not maintain.

Building/Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show on-site fire lane with turning radii, and turnarounds; and that the drop-

off area proposed for Fort Apache does not provide Fire Department access suitable for a rescue unit.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and to contact either the Southern Nevada Health District or the City of Las Vegas with regards to sewage disposal.

Applicant's Justification

The applicant is the new owner of the property and states that, due to the recent change of ownership, the facility has not been opened for business. The applicant also states that they anticipate the facility to be opened officially by November of this year.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-21-0158	Waiver to reduce landscaping	Approved by BCC	June 2021
WS-20-0606	Waiver to reduce landscaping	Withdrawn	February 2021
UC-0210-17	Congregate care facility with local street access	Approved by BCC	July 2017
ZC-0296-01	Established the RNP-I Zoning Overlay District in Lone Mountain	Approved by BCC	September 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential & undeveloped

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 for an application for review 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 since the original approval.

Since the congregate care facility has not yet opened, there has not been sufficient opportunity for the public in the area to interact with and assess the facility. Additionally, staff cannot verify that all of the conditions have been satisfied by the applicant until the business is open. Staff can support this request with a condition to review the application in 1 year.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this application for review.

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 June 8, 2024 to review.
- 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 substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated County; and to inquire with the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

TAB/CAC: Lone Mountain - approval (6 months to review).

APPROVALS:

PROTEST: 1 letter from City of Las Vegas

COUNTY COMMISSION ACTION: August 2, 2023 – HELD – To 09/06/23 – per the applicant.

APPLICANT: VIRTUE RECOVERY LAS VEGAS, LLC

CONTACT: GAVIN PITTALUGA, 8255 LAS VEGAS BOULEVARD SOUTH, SUITE 1919,
LAS VEGAS, NV 89123