

MULTIPLE FAMILY DEVELOPMENT
(TITLE 30)

EULA ST/ROCHELLE AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-23-400058 (NZC-20-0039)-BELTWAY ASSOCIATES, LTD:

ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 5.2 acres from a C-2 (General Commercial) Zone to an R-5 (Apartment Residential) Zone.

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

DESIGN REVIEWS for the following: **1)** a multiple family residential development; **2)** alternative parking lot landscaping; and **3)** finished grade.

Generally located on the east side of Eula Street and the north side of Rochelle Avenue (alignment) within Spring Valley (description on file). JJ/dd/syp (For possible action)

RELATED INFORMATION:

APN:

163-19-101-012

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 55 feet where a maximum of 50 feet is permitted per Table 30.40-3 (a 10% increase).
2. Increase block wall height to 16 feet (up to 10 foot retaining with a 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 a minimum 7 foot commercial driveway throat depth along a public street (Eula Street) where a 150 foot commercial driveway throat depth is required per Uniform Standard Drawing 222.1 (a 95% reduction).

DESIGN REVIEWS:

1. For a multiple family residential development.
2. Alternative parking lot landscaping within the residential surface parking lot.
3. Increase finished grade up to 43 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 139% increase).

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.2
- Number of Units: 160
- Density (du/ac): 30.8
- Project Type: Multiple family residential development
- Number of Stories: 4
- Building Height (feet): 55
- Parking Required/Provided: 287/290
- Open Space Required/Provided (square feet): 16,000/35,000

Site Plans

The previously approved plans depict a multiple family residential development consisting of a single building centered to the site. Parking is shown around the perimeter of the building. There will be a total of 160 units with a density of 30.8 dwelling units per acre. The setbacks of the building are as follows: 70 feet to the west property line (Eula Street); 56 feet to the north property line; and 55 feet to the east and south property lines. The recreation open space area is designed in a courtyard fashion surrounded by 4 sides of the building. There will be 2 access points to the development from Eula Street to the west. Internal circulation within the project consists of 24 foot wide drive aisles. Parking will consist of garage (ground level), covered, and surface parking spaces for both residents and visitors, which are distributed throughout the development. This request also includes increased wall height and finished grade which occurs along the east perimeter of the site.

Landscaping

The street landscape area along Eula Street was originally shown at a width of 6 feet to 10 feet behind a proposed 5 foot wide attached sidewalk. Landscape areas with a minimum width of 5 feet were depicted along the north, south, and east perimeters of the development. Screening consists of a 6 foot high decorative wall along the perimeter of the development and a proposed 6 foot high wrought iron fence is shown along the public street frontage. Interior to the site, open space and landscaping were shown to be equitably distributed throughout the development and consist of active and passive open space areas. The main recreation open space area was originally designed in a courtyard fashion surrounded by 4 sides of the building. The amenities included a swimming pool, spa, cabanas, community garden, and seating area. The amount of passive and active open space was depicted at 35,000 square feet where 16,000 square feet was originally required.

Most of the parking lot landscaping was shown as being equitably distributed throughout the site. Along portions of the perimeter of the parking lot there are no landscape fingers shown due to covered parking. Code requires a landscape finger every 6 spaces or 12 spaces. However, in front of the stalls there will be a 5 foot wide planter with trees, shrubs, and groundcover. Additional landscape fingers with trees are also shown at some of the enclosed garage entrances.

Elevations

The previously approved plans depict the multiple family development as having unified and consistent modern architecture with multiple surface planes and building height variations. The building will range in height from 42 feet to 55 feet at its highest point. The major portions of the building are 40 feet to 52 feet high. The areas that extend up to 55 feet are to accommodate 2 chimneys above the fourth floor. Above the fourth floor there is a small rooftop entertainment deck that faces east towards the “Strip”. The proposed building materials include stucco concrete panel walls with multiple surface plane variations consisting of walls that are off-set with varying color schemes. Accents consist of recessed lines, pop-outs, wrought iron railing, and metal canopy shade structures located at various entrances.

Floor Plans

The previously approved plans show a mix of 1 and 2 bedroom units consisting of 20 studio units, 70, one bedroom units, and 70, two bedroom units. The residential units are between 550 square feet and 1,150 square feet in area. The clubhouse is shown at 8,500 square feet with a fitness room, club room, common area, leasing office, and reception area.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for NZC-20-0039:

Current Planning

- Resolution of Intent to complete in 3 years;
- 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.

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;
- Right-of-way dedication to include 30 feet for Eula Street and a portion of the elbow at the intersection of Eula Street and Rochelle Avenue.
- 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.

Building Department - Fire Prevention

- Applicant is advised that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

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 #0385-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant states that supply chain issues, as well as shortages of labor, caused the project to be postponed until more stable market conditions were available. Now that conditions for development have improved, the applicant is prepared to commence with the project based on the current market. For these reasons, the applicant has requested an additional 3 years to commence with the project.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-20-0039	Reclassified 5.2 acres to R-5 zoning	Approved by BCC	April 2020
ZC-1244-98	Reclassified 150 acres including the subject site to C-2 zoning to allow a regional shopping center	Approved by BCC	December 1998

Various land use applications were approved on the surrounding parcels in conjunction with the existing shopping center to the east and the existing apartment uses to the west and south.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Corridor Mixed-Use	C-2	Grand Canyon shopping center
South	Urban Neighborhood (greater than 18 du/ac)	R-4	Multiple family residential
West	Corridor Mixed-Use	C-2 & R-4	Multiple family residential & 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.

Although there has been no activity towards the development of this site, within the past few years several multiple family developments have either been built or are currently being developed on nearby parcels. This project will be compatible with the surrounding land use in the area and will help to provide additional options for housing in the rapidly growing Las Vegas Valley. For these reasons, staff can support this request. However, staff will not be able to recommend approval for future extensions of time requests if no steps are taken towards completion of the project.

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 April 21, 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 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:

APPROVALS:

PROTEST:

APPLICANT: PACIFIC SOUTHWEST DEVELOPMENT

CONTACT: MAREN PARRY, BALLARD SPAHR, 1980 FESTIVAL PLAZA DRIVE,
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