

01/19/22 BCC AGENDA SHEET

MULTIPLE FAMILY RESIDENTIAL DEVELOPMENT
(TITLE 30)

UPDATE
CORAN LN/SIMMONS ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-21-0624-WALKER AMBER RAE & SLENDER MANDY LYNN & LISA IRENE:

ZONE CHANGE to reclassify 2.9 acres from an R-E (Rural Estates Residential) (AE-60) Zone to an R-3 (Multiple Family Residential) (AE-60) Zone.

DESIGN REVIEW for a multiple family residential development.

Generally located on the south side of Coran Lane, 135 feet west of Simmons Street within the Lone Mountain Planning Area (description on file). WM/al/jo (For possible action)

RELATED INFORMATION:

APN:

139-20-301-004

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 3001 Coran Lane
- Site Acreage: 2.9
- Number of Units: 52
- Density (du/ac): 17.9
- Project Type: Multiple family residential development
- Number of Stories: 2
- Building Height (feet): 26.5
- Open Space Required/Provided: 10,400/12,870
- Parking Required/Provided: 92/92

Neighborhood Meeting Summary

This request is for a nonconforming zone change to reclassify approximately 2.9 acres from an R-E zone to an R-3 zone for a multiple family residential development. The applicant conducted a virtual neighborhood meeting on March 23, 2021 as required by the nonconforming zone boundary amendment process. The required meeting notices were mailed to the neighboring property owners within 1,500 feet of the project site and 2 neighbors attended the meeting.

Concerns raised at the meeting included the number of families within the development and the income levels for renters.

Site Plans

The site is a county island surrounded by parcel in the cities of Las Vegas and North Las Vegas. The plans depict a multiple family residential development consisting of 52 units with a density of 17.9 dwelling units per acre. Access to the development is from Coran Lane by a single driveway located on the northeast corner of the site. The development consists of 6 buildings for the residential units and a building for a recreation area. The plans show that 2 of the residential buildings are located along the southern boundary of the site, set back a minimum of 20 feet from the south, east, and west property lines of the site. The 4 remaining residential buildings are located in the central portion of the site with parking located to the east, west, and south of these buildings. The site has approximately 12,870 square feet of open space that is distributed throughout the development. Most of the open space is landscape areas; however, there is a recreation area on the northern portion of the site to the southwest of the entrance to the development with a pool and barbeque area. A 6 foot high decorative block wall will be provided along the south, west, and east property lines. A 6 foot high decorative fence with gates will be provided along the northern boundary of the site.

Landscaping

The plans show minimum 10 foot wide landscape areas along the north, west, and east property lines and a minimum 20 foot wide landscape area along the south property line. Landscaping in these areas will consist of trees, shrubs, and groundcover. Additional landscape areas are located within the parking areas and adjacent to the buildings.

Elevations

The residential buildings are 2 stories with a maximum height of 26.5 feet. The residential buildings have a flat roof behind parapet walls and the exteriors consist of a combination of stucco finish painted in earth tone colors, horizontal lap siding, and decorative metal railing. The building in the recreation area is 1 story with a maximum height of 16.5 feet. This building also has a flat roof behind a parapet wall and the exterior matches the residential buildings. The plans also show canopies over some of the parking spaces. These canopies are 10 feet in height with a flat metal roof that is supported by metal posts.

Floor Plans

The development has a total area of approximately 101,398 square feet that is divided between 6 residential buildings and a building in a recreation area. The development has 52 units which consists of 20, one bedroom units and 32, two bedroom units. The 1 bedroom units have an area of approximately 746 square feet and the 2 bedroom units have an area of approximately 1,014 square feet. The building in the recreation area has an area of 301 square feet which includes a shower for the pool, pool equipment, storage area, office, and the mailboxes for the residents.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed development is consistent and compatible with existing development in the area. There is high demand for additional housing units in this area which the approval of this request will help to satisfy the demand. The development will not have an adverse effect on public facilities and services in the area.

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North	City of North Las Vegas	M-1	Office/warehouse buildings
South	City of Las Vegas	R-3	Multiple family residential
East	Rural Neighborhood (up to 2 du/ac) & City of Las Vegas	R-E, R-CL, R-3 & R-4	Single family residential, place of worship, multiple family residential, & undeveloped
West	City of Las Vegas	R-E	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

The applicant shall provide Compelling Justification that approval of the nonconforming zoning boundary amendment is appropriate. A Compelling Justification means the satisfaction of the following criteria as listed below:

- 1. A change in law, policies, trends, or facts after the adoption, readoption or amendment of the land use plan that have substantially changed the character or condition of the area, or the circumstances surrounding the property, which makes the proposed nonconforming zone boundary amendment appropriate.*

This site is a county island that is surrounded by the cities of Las Vegas and North Las Vegas. Other parcels in this area that are in the County are either undeveloped or developed with single family residences in an R-E zone. The higher density residential developments and more intense commercial/industrial developments in this area are within the jurisdiction of the cities. One of the reasons why this area is designated Rural Neighborhood in the land use plan is because the County does not have the ability to supply the infrastructure needed to support higher density or more intense development and this fact has not changed. There may have been trends in this area for additional housing units, however, these trends would be in the City and not the County. Therefore, staff finds that there has been no change in law, policies, trends, or facts in this area which makes it appropriate for the County to approve this use at this location.

- 2. The density and intensity of the uses allowed by the nonconforming zoning is compatible with the existing and planned land uses in the surrounding area.*

The proposed use is compatible with existing developments on abutting properties in this area. However, these higher density and more intense developments are located within the jurisdictions of the cities of Las Vegas and North Las Vegas. The developments in this area that are within the County are single family residences in R-E zoned districts; therefore, this development is not compatible with the existing developments that are in the County's jurisdiction in this area.

3. *There will not be a substantial adverse effect on public facilities and services, such as roads, access, schools, parks, fire and police facilities, and stormwater and drainage facilities, as a result of the uses allowed by the nonconforming zoning.*

There has been no indication from public services and facility providers that this development would have an adverse effect on public facilities and services in this area. The Clark County School District has indicated that this development would increase student yield by 14 students for the schools that serve this area (7 elementary students, 3 middle school students, and 4 high school students). The School District also indicates that 1 school that would serve this area (Detwiler Elementary School) is over capacity with current enrollment. As a residential development the project would create an increased demand for parks within the area; however, this is off-set by the on-site recreational areas being provided for the residents of the development.

4. *The proposed nonconforming zoning conforms to other applicable adopted plans, goals, and policies.*

This site is a County island surrounded by the cities of Las Vegas and North Las Vegas. When compared to the existing developments within the cities, this project complies with Urban Specific Policy 4 to preserve existing residential neighborhoods by encouraging vacant lots with these areas to develop at similar densities as the existing area. There are multiple family residential developments in the Cities that abut this site. However, there are also existing single family residential developments within other County islands in this area that are developed with single family residences in R-E zoned districts which this project is not compatible with. This project does not comply with Urban Specific Policy 8 which discourages nonconforming zone change applications.

Summary

Zone Change

Staff finds that there has not been a change in law, policies, trends, or facts which make this proposed nonconforming zone boundary amendment appropriate. The proposed development is compatible with other developments located within the Cities that abut this site; however, the proposed development is not compatible with other developments in this area that are within the County. There has been no indication from public services and facilities providers that this development will have adverse effects on public facilities and services in this area. The project does comply with other applicable adopted goals and policies; however there are other policies that it does not comply with. Staff finds that the applicant has not provided a Compelling Justification that satisfies all the criteria listed above to warrant approval of this nonconforming zone boundary amendment and therefore, does not support this request.

Design Review

The design of the proposed multiple family residential development complies with the development requirements for the R-3 zoning district. The project is exceeding required open space and providing recreational amenities for the residents of the proposed complex. However, staff does not support the zone change needed to allow for the proposed development; therefore, cannot support the design review.

Department of Aviation

The property lies within the AE-60 (60-65 DNL) noise contour for McCarran 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 McCarran International facilities to meet future air traffic demand.

Staff Recommendation

Denial. This item has been forwarded to the Board of County Commissioners for final action.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PLANNING COMMISSION ACTION: December 21, 2021 – APPROVED – Vote: Unanimous

Current Planning

- Resolution of Intent to complete in 3 years;
- Install exterior security cameras;
- Add palm trees on Coran Lane at entrance;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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 nonconforming zone boundary amendment may be required in the event 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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 5 feet for Coran Lane.

Department of Aviation

- Applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation;

- Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation;
- Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation when property sales/leases commence;
- Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- Applicant is advised 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.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised that there is an active septic permit on APN 139-20-301-004; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD *Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management*; and to submit documentation to SNHD showing that the system has been properly removed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that this property is currently serviced by a septic system with regard to sewage disposal; this system falls under the jurisdiction of the Southern Nevada Health District; this property is within 400 feet of City of Las Vegas public sanitary sewer; and for any sanitary sewer needs, applicant is advised to contact the City of Las Vegas.

TAB/CAC: Lone Mountain - approval.

APPROVALS:

PROTESTS: 1 card

APPLICANT: PETERSEN MANGEMENT, LLC

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