

08/06/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-24-0305-SUNRISE 96C, LLC:

DESIGN REVIEW for modifications to and an expansion of an approved multi-family residential development on 5.21 acres in an RM32 (Residential Multi-Family 32) Zone.

Generally located on the west side of Eastern Avenue and the south side of Rochelle Avenue within Paradise. TS/hw/syp (For possible action)

RELATED INFORMATION:

APN:

162-23-604-012; 162-23-604-013

PROPOSED LAND USE PLAN:

WINCHESTER/PARADISE - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 4330 Channel 10 Drive
- Site Acreage: 1.37 (expansion)/5.21 (overall)
- Project Type: Multi-family residential complex
- Number of Units: 48 (expansion)/144 (overall)
- Density (du/ac): 27.64 (with expansion)
- Number of Stories: 3
- Building Height (feet): 41
- Square Feet: 121,710 (overall)
- Open Space Required/Provided: 14,400/14,959
- Parking Required/Provided: 229/229
- Sustainability Required/Provided: 5/5

Site Plan, History, & Request

The subject site was previously approved for a horizontal mixed-used development with NZC-22-0060. This land use action rezoned APN 162-23-604-012 to the R-4 (now RM32) Zone and APN 162-23-604-013 to the C-2 (now CG) Zone. This allowed for a multi-family residential development on the RM32 Zoned property and a convenience store and gasoline station on the commercially zoned portion. The applicant is now requesting to no longer complete the convenience store and gasoline station and instead develop APN 162-23-604-013 as a 2 building, 48 unit extension of the currently under construction multi-family residential development. This request also requires some minor modification to the approved design of the multi-family

residential development on APN 162-23-604-012 to integrate the proposed extension into the approved multi-family development.

The site plans depict the approved multi-family development as a 4 building, 96 unit complex. The approved plans show that there will be 2 buildings located in the southwest corner of the site; 1 building in the northwest corner of the site and 1 building in the southeast corner of the site. Parking is provided surrounding the buildings with 161 parking spaces required for this portion of the site and 161 parking spaces provided. Access to the site is shown to be provided by a two-way, 52 foot wide entrance driveway from Channel 10 Drive, which contains a median with a call box. A 2,100 square foot clubhouse is located at the end of the entrance driveway with gated drives on each side of the clubhouse.

The proposed extension of this multi-family residential development is found in the northeast corner of the site, which was the former location of the previously approved gasoline station and convenience store. The proposed expansion includes 2 new residential buildings (Building 5 and Building 6) that run perpendicular to each other in the very northeast corner of the site. The plans indicate that these 2 buildings will contain 48 additional residential units, bringing the overall density of the site to 27.64 dwellings units per acre. Covered and uncovered parking spaces are provided to the south and west of the proposed buildings spilling over onto the portion of the site that includes the previously approved multi-family residential development. A total of 68 spaces is required for the new development with 68 spaces provided. Overall, a total of 229 parking spaces is required with 229 parking spaces provided. Bicycle and electric vehicle parking are provided per Code for the portion of the site being modified. Access to this portion of the site is provided by the existing drive aisles on site with an additional emergency access gate provided between Buildings 3 and 5. Two additional trash enclosures are provided within 200 feet of the residential buildings. Stamped concrete pedestrian walkways connect the parking area and buildings within the expansion area and to the existing walkways within the approved portion of the site. A pedestrian access gate is provided to Rochelle Avenue between the 2 new buildings.

Landscaping

There are no proposed changes to the landscaping of the previously approved portion of the multi-family residential development. New street landscaping and parking lot landscaping is being proposed within the expansion area. Along both Rochelle Avenue and Eastern Avenue, existing 5 foot wide attached sidewalks are proposed to remain. There is a 10 foot wide landscape strip provided behind the sidewalk with a 6 foot high wrought iron fence provided behind the landscape. Within the street landscape strip, Shoestring Acacia (*Acacia Stenophylla*) trees have been provided in a single row and spaced approximately every 30 feet. Within the parking area, Mulga (*Acacia Aneura*) and Desert Museum Palo Verde (*Parkinsonia* x 'Desert Museum') trees have been provided between every 2 and 7 spaces. Where trees are placed in landscape islands more than every 6 spaces, the spaces are covered with a carport or have an additional tree placed in the center of the parking row.

Due to the increase in units, the amount of required open space for the overall development is 14,400 square feet with 14,959 square feet provided. This open space requirement is being met through the approved 3,169 square foot pool and courtyard adjacent to the clubhouse, the approved 7,787 square foot dog park in the southwestern portion of the site, the approved 2,318

square foot pickleball court in the south-central portion of the site, a proposed 750 square foot playground directly to the west of the proposed Building 6, and a 935 square foot formal outdoor garden area between Buildings 5 and 6. Overall, an additional 1,685 square feet of open space is being provided with the expansion.

Elevations

The newly proposed multi-family residential buildings are shown to extend up to 39 feet in height to the parapet walls along the roofline. Exterior materials include painted stucco, decorative horizontal metal accents, and metal railing along the balconies. The exterior of the buildings contain a decorative horizontal color gradient changing from white to beige to green. Various blue painted box stucco accents help to define different units within the building. Entrances to the buildings will face the interior of the site toward the parking areas with all doors painted orange. There are no proposed changes to the previously approved elevations with both sets of elevations matching each other.

Floor Plans

There will be no changes to the previously approved floor plans for the clubhouse and unit layouts. The layouts for the newly proposed residential building will be identical in layout to each other. Each floor of the proposed building will be split between 4, one bedroom units and 4, two bedroom units with 12, one bedroom units and 12, two bedroom units in each building. A total of 48 new units are proposed in the expansion area bringing the total number of units to 144 units for the overall development.

Applicant's Justification

The applicant states that the proposed site of the expansion was previously intended for a commercial use and that the proposed expansion of the multi-family residential use will be more in harmony with the surrounding uses. In addition, the applicant states that the expansion portion of the site will be similar in design and scale to the currently approved multi-family residential development and has been integrated into the approved portion as seamlessly as possible. The applicant states that the necessary development standards for the overall site and the expansion site have been met to the greatest extent possible.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-23-0463	Vacated and abandoned a pedestrian access easement on Channel 10 Drive - recorded	Approved by PC	September 2023
NZC-22-0060	Reclassified the site from R-1 and U-V zoning to R-4 and C-2 zoning for a convenience store/gasoline station and a multi-family residential development	Approved by BCC	June 2022
ADR-22-900269	Modifications to an approved congregate care facility to allow the transfer of the western parcel to the approved multi-family residential development	Approved by ZA	May 2022

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-19-0768	Reclassified the site from R-1 zoning to U-V zoning for a mixed-use development	Approved by BCC	December 2019
VS-0758-17	Vacated and abandoned a portion of Eastern Avenue for detached sidewalks - recorded	Approved by PC	October 2017
UC-0616-15	Permitted congregate care facility	Approved by BCC	July 2016
WS-0011-12	Allowed overhead communication lines on existing public utility structures	Approved by PC	March 2012
UC-1367-97	Upgraded overhead transmission from 69 kV to double 138 kV lines and increased maximum pole height to 125 feet	Approved by PC	September 1997
UC-0146-91	Allowed modular classroom buildings and a pre-k and kindergarten school in conjunction with an existing private school - expired	Approved by PC	June 1991

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use & Public Use	CG & RS5.2	Vegas PBS Television Center & undeveloped
South	Neighborhood Commercial	RS5.2 & CG	Congregate care/hospice facility & mini-warehouse complex
East	Neighborhood Commercial & Compact Neighborhood (up to 18 du/ac)	CG & RM18	Office/retail complex & multi-family residential
West	Urban Neighborhood (greater than 18 du/ac)	RM32	Multi-family residential

Related Applications

Application Number	Request
PA-24-700014	A redesignation of the site from the Public Use (PU) and Neighborhood Commercial (NC) land use categories to Urban Neighborhood (UN) is a companion item on this agenda.
ZC-24-0304	A zone change to reclassify a 1.37 acre portion of the site from a CC (Commercial Core) Zone to an RM32 (Residential Multi-Family 32) Zone is a companion item on this agenda.
VS-24-0306	A request to vacate and abandon pedestrian access easements 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

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.

Overall, staff finds that the proposed modifications to the multi-family residential development are relatively minor, representing small changes to the drive aisles and parking area to accommodate the change in use of the northeastern portion of the site from a commercial use to a residential use. In terms of the expansion to the multi-family residential development, staff finds that the proposed use is similar in scale and design to what has already been approved on the site. In addition, there are already similar multi-family residential developments along Eastern Avenue and in the surrounding area. Staff finds that the proposed circulation pattern takes advantage of existing drive aisles on site and limits dead end drive aisles. The number of units being added represents a small fraction of the units in the overall development, so the additional traffic and impact should be minimal to the surrounding area. Additionally, the applicant has provided additional parking, open spaces and amenities, and landscaping to address the needs of the people who may live in these units. Staff also finds that the proposed modifications and expansion of the approved multi-family residential development on this site support Policies 1.1.2, 1.3.1, and 1.3.2, which encourage a variety of housing types within neighborhoods while integrating common design elements and placing housing along transit lines. For these reasons, staff can 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. This item will be forwarded to the Board of County Commissioners' meeting for final action on September 4, 2024, 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

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised that all applications related to the proposed development, including ZC-22-0060, must remain active or additional land use applications maybe required; that within 2 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

- Comply with approved drainage study PW21-19925;
- Traffic study and compliance.

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.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: SUNRISE 96C, LLC

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