

01/03/23 PC AGENDA SHEET

MULTIPLE FAMILY RESIDENTIAL
(TITLE 30)

DESERT INN RD/ARVILLE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0617-CVA 3355, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce parking; and 2) reduce landscaping.

DESIGN REVIEW for multiple family apartment site improvements and dog park on 5.8 acres in an R-4 (Multiple Family Residential) Zone.

Generally located on the south side of Desert Inn Road and the west side of Arville Street within Paradise. JJ/bb/syp (For possible action)

RELATED INFORMATION:

APN:

162-18-111-152; 162-18-104-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the number of parking spaces to 159 spaces where 207 spaces are required per Table 30.60-1 (a 23% reduction).
2. Allow an 8 foot decorative fence with a 5 foot landscape strip where a 10 foot landscape strip is required per Figure 30.64-10 (a 50% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 3355 Arville Street
- Site Acreage: 5.8
- Project Type: Multiple family residential
- Open Space Required/Provided: 2.7 (acres)/3 (acres)
- Parking Required/Provided: 207/159

Site Plan

The plan depicts an existing multiple family apartment development at the southwest corner of Arville Street and Desert Inn Road with 112 units in 7 buildings. At this time the applicant is

proposing to redesign the access to the site, install decorative fencing along the north and east property lines and provide a dog park along the southern portion of the site.

Existing access is from Desert Inn Road at the northwest corner of the property and Arville Street at the southeast corner of the property. The Desert Inn Road access is proposed to be gated with a sliding gate for exit only traffic leaving the property. The primary access to the property will be redesigned in the same location as the existing driveway entrance at Arville Street at the southeast corner of the property. The new driveway will be designed for ingress and egress through a new swinging gate system that meets County standards. As a result of meeting the throat depth and gate standards, 21 parking spaces will be removed from the existing 180 parking spaces on site. A total of 159 parking spaces where 207 parking spaces are required by Title 30 will be provided after the site improvements are completed. A majority of the existing parking spaces are covered parking located on the south and west sides of the property.

Landscaping

An 8 foot high decorative fence is proposed along Desert Inn Road and Arville Street. Currently there is no fence or wall between the buildings and sidewalk along the project perimeter. The proposed fence will be installed 5 feet from the sidewalk. Title 30 allows an 8 foot high fence along the street provided it is set back for the required landscaping, which in this case is 10 feet. The plans depict a new dog park split between large dogs and small dogs on the south side of the property in an area currently designated as an alley and proposed for vacation as a companion item with this application. The 20 foot wide by 600 foot long alley will be developed with artificial turf surrounded by 2 inch rock, walls, and fencing. The site upgrades will include new landscaping for the entire property, with numerous areas of artificial turf immediately adjacent to the buildings.

Elevations

The elevations and photos depict new 8 foot perimeter fences and gates along the east and north sides of the property, existing 6 foot walls along the west and south sides of the property, and after the dog park a new block wall will be constructed along the south property line. The fence elevation depicts a vertical open wrought iron design.

Floor Plan

No new buildings are proposed with this application.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant recently purchased the apartments and is proposing to make upgrades that require waivers and a design review. The apartments were built in 1977 and have existing access from both Desert Inn Road and Arville Street. The property does not currently have enough parking spaces to meet Title 30 standards, but a recent study and parking analysis supports the minor decrease in parking associated with the installation of gates at both entrances. VS-22-0618 is a companion item and proposes the vacation of an existing alley at the southern edge of the property. Once vacated, the alley will be developed into a dog park split between users with

large dogs and small dogs, including artificial turf areas, and new fences and walls. The proposed waiver is to allow an 8 foot decorative fence within 5 feet of Arville Street and Desert Inn Road, in a required landscape area.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac)	R-3	Multiple family residential
South & East	Corridor Mixed-Use	C-2	Commercial development
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential

Related Applications

Application Number	Request
VS-22-0618	A vacation and abandonment of an alley (right-of-way) is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Waiver of Development Standards #1

The applicant has provided a positive parking analysis and review based on the ITE transportation manual numbers associated with the proposed parking. All aerial and ground level historic photo's available to staff show the parking areas are not near capacity. Staff recommends approval.

Waiver of Development Standards #2

The 8 foot decorative fence, placed 5 feet from the edge of the existing sidewalks along Desert Inn Road and Arville Street, will not materially affect the safety of persons residing in, working in, or visiting the immediate neighborhood, and will not be materially detrimental to the public use of the sidewalks. The average landscaping width (between the buildings and sidewalk) adjacent to Desert Inn Road is approximately 20 feet and 30 feet adjacent to Arville Street, with the proposed fence open to allow views of the landscaping. Staff recommends approval.

Design Review

The applicant is proposing to vacate the alley right-of-way located adjacent to the existing south property line. The 20 foot area will be used as dog parks and open space, with fences and walls to control access and separate large dogs from small dogs. The applicant has made many improvements to the existing multiple family residential buildings and surrounding property, including landscaping, fencing, and walls. The interior driveway will have a one-way egress access to Desert Inn Road at the northwest corner of the property and two-way access to and from Arville Street at the southeast corner of the property. The property will continue to have adequate access for the public and emergency services. Twenty-one parking spaces will be removed as a result of the increased throat depth for the gated access at the southeast corner of the property. One-way gated egress is being added at the northwest corner of the property. A majority of the existing parking spaces are covered parking spaces. Policy WP-1.7 neighborhood revitalization of the Master Plan supports this type of investment and improvement to existing multiple family properties. Master Plan Policy 1.4.1 neighborhood improvements, supports efforts to enhance neighborhood quality, including landscaping updates and new park spaces. Artificial turf use in the proposed dog park space is encouraged by Master Plan Policy 2.1.7 sustainable park design. Staff recommends approval of the design 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:

Current Planning

- 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; 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

- Traffic study and compliance;
- Reconstruct driveway on Myrtle Avenue with full off-site improvements;
- Reconstruct driveway on Arville Street with full off-site improvements.

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: RICK BARRON

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