

03/19/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400014 (NZC-19-0886)-TROP GC APTS, LLC:

ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 5.0 acres from an RS20 (Single-Family Residential 20) Zone to an RM50 (Residential Multi-Family 50) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; and **2)** reduce throat depth.

DESIGN REVIEW for a multi-family residential development.

Generally located on the south side of Tropicana Avenue, 300 feet east of Grand Canyon Drive within Spring Valley. JJ/my/kh (For possible action)

RELATED INFORMATION:

APN:

163-30-501-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 54 feet where 50 feet is the maximum allowed per Table 30.40-3 (an 8% increase).
2. Reduce throat depth to 27 feet where 150 feet is the minimum distance allowed per Uniform Standard Drawing 222.1 (an 82% reduction).

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Number of Lots/Units: 174
- Density (du/ac): 35
- Project Type: Multi-family residential development
- Number of Stories: 4
- Building Height (feet): 54
- Open Space Required/Provided (square feet): 17,400/26,700
- Parking Required/Provided: 287/288

Site Plan

The approved plan depicts a proposed multi-family residential development in the shape of an “E” located in the center of the site. Access is provided by a single entrance from Tropicana Avenue on the northeastern portion of the site, and an emergency crash gate is provided in the northwest portion of the site. A two-way drive aisle provides access to the parking spaces located around the perimeter of the site. Carports are provided for many of the parking spaces, and 34 garage parking spaces are provided on the west side of the building. Additional parking is provided per Title 30 standards for the enclosed parking spaces (garages) and guest parking. Setbacks for the building include 95 feet to Tropicana Avenue to the north, over 80 feet to the single-family residences to the east and south, and 60 feet to an unbuilt shopping center to the west. Trash enclosures are provided on the east side of the development, set back at least 50 feet from the adjacent single-family residences. Open space amenities, including a pool area, are located between the northern portions of the “E” shaped building, and additional parking spaces are located between the southern portions of the “E” shaped building. NZC-21-0423 was approved in November 2021 to rezone the 2.35 acres to the west to R-5 (RM50) to incorporate that parcel into the multi-family development approved with this application.

Landscaping

The approved perimeter landscaping includes a 15 foot wide landscape strip along Tropicana Avenue with a detached sidewalk, and an 8 foot wide landscape strip along the east and south property lines with an intense landscape buffer to a less intense use (single family residences). An 8 foot wide landscape strip was shown along the west property line, but a portion was removed with the approval of the multi-family to the west. Approved trees include 24 inch box large trees, and the spacing includes 2 rows of off-set trees spaced 30 feet on center along Tropicana Avenue, 2 rows of off-set trees spaced 10 feet on center along the east and south property lines, and a single row of trees spaced 20 feet on center along the west property line. The approved landscaping also includes landscape fingers in the parking areas and landscaping in the amenity area around the pool.

Elevations

The approved 4 story, 54 foot tall building includes a variety of design elements to break-up the apparent mass of the building. Portions of the roof include pitched concrete roof tiles and parapet walls with cornice treatment. Elevations include varying surface planes, and finish materials including brick veneer, painted stucco, decorative railing on the balconies, and embellishments around the windows.

Floor Plans

The approved multi-family residential building will include 120, one bedroom units and 54, two bedroom units. Both the 1 bedroom units and the 2 bedroom units include 4 different variations in the floor plans. The 26,700 square feet of open space includes a 19,500 square foot pool area, 3,000 square foot clubhouse, 1,700 square foot fitness area, and a 2,500 square foot conference area.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for ET-23-400009 (NZN-19-0886):

Comprehensive Planning

- Until February 5, 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 new application for a Master Plan amendment and zone boundary amendment may be required in the event that 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

- Compliance with previous conditions.

Listed below are the approved conditions for NZC-19-0886:

Current Planning

- Resolution of Intent to complete in 3 years;
- 8 foot split face block wall to be installed on south and east boundaries;
- 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; and 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.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

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 #0495-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant states they submitted a second design review with 92 more units. They state they are in the process of mapping. The applicant also states that interest rates have made it difficult to build.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-24-400114 (NZC-21-0423)	First extension of time for a zone change from C-1 and C-2 to R-5 zoning	Approved by BCC	December 2024
WS-23-0437	Waiver of standards to extend height of retaining wall	Approved by PC	September 2023
ET-23-400009 (NZC-19-0866)	First extension of time for a zone change from R-E to R-5 zoning	Approved by BCC	March 2023
NZC-21-0423	Reclassified from C-1 and C-2 to R-5 zoning with waivers and design review for a multi-family residential development	Approved by BCC	November 2021
NZC-19-0886	Reclassified from R-E to R-5 zoning with waivers and design review for a multi-family residential development	Approved by BCC	February 2020
VS-19-0887	Vacated and abandoned easements	Approved by BCC	February 2020

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Shopping center
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
East	Corridor Mixed-Use	RS3.3	Single-family residential
West	Corridor Mixed-Use	CG & RM50	Parking & undeveloped pad sites for a shopping center

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**

Title 30 standards of approval for an extension of time state an application may be denied 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, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds that the applicant has received preliminary approval of a geo-soils study and approval of a traffic study and a drainage study from Public Works. In addition, off-site permits are in process, however no building permits are on file with the Building Department. Staff finds some progress has been made towards commencement. Therefore, staff can support this request,

however if significant progress is not made thus necessitating another extension of time, staff will not be able to support the next request.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

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 February 5, 2028 to complete or the application will expire unless extended with approval of an extension of time.
- Applicant is advised 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; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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 Master Plan Amendment and a 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTEST:

APPLICANT: JANET GOYER

CONTACT: JANET GOYER, OVATION CONTRACTING, INC., 10650 W. CHARLESTON BOULEVARD, SUITE 150, LAS VEGAS, NV 89135