

09/20/23 BCC AGENDA SHEET

MULTIPLE FAMILY DEVELOPMENT
(TITLES 27, 28, & 29)

ROY HORN WY/DURANGO DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-23-0468-DURANGO 215 RESIDENTIAL, LLC:

USE PERMIT to allow a multiple family development.

VARIANCE for increase in wall height.

WAIVER to allow modified driveway design standards.

DESIGN REVIEW for a multiple family development on 13.0 acres in an H-1 (Limited Resort and Apartment) Zone within a P-C (Planned Community) Overlay District in the Rhodes Ranch Master Planned Community.

Generally located on the south side of Roy Horn Way, 1,500 feet west of Durango Drive within Spring Valley. JJ/rk/ja (For possible action)

RELATED INFORMATION:

APN:

176-05-601-037

VARIANCE:

Increase block wall height to a maximum of 16 feet (up to 10 foot retaining with 6 foot screen wall) where a maximum of 9 feet (3 foot retaining with 6 foot screen wall) is permitted per Section 29.44.085 (a 78% increase).

WAIVER OF TITLE:

Reduce the driveway throat depth to 13 feet where 25 feet is required per Uniform Standard Drawing 222.1 (a 48% reduction).

LAND USE PLAN:

SPRING VALLEY - MAJOR DEVELOPMENT PROJECT (RHODES RANCH) - LIMITED RESORT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 13
- Number of Units: 398
- Density (du/ac): 31
- Project Type: Multiple family residential development

- Number of Stories: 4
- Building Height (feet): Up to 53
- Open Space Required/Provided: 119,400/127,449
- Parking Required/Provided: 654/669

Site Plans

The plans depict a gated 398 unit, multiple family complex, consisting of a single 4 story building near the center of the site. The property sits just south of CC 215, west of the Durango Station site. The site is 13 acres with a density of 31 dwelling units per acre. The complex will provide 1, 2, and 3 bedroom units. The building will wrap around 2 courtyards and a larger pool courtyard. Also shown on plans are 9 standalone garages near the northeast portion of the site for future tenants. Open space consists of active and passive open space areas which include a swimming pool, cabana, and a clubhouse. The setbacks of the perimeter buildings are as follows: 95 feet to the north property line (Roy Horn Way); 176 feet to the south property line; 84 feet to the east property line; and 142 feet to the west property line. There will be 1 access point to the development from Roy Horn way to the north. Internal circulation within the project consists of 24 foot wide drive aisles. Parking will consist of garage, covered, and surface parking spaces for both residents and visitors, which are distributed throughout the development. The plans also depict that the finished grade of the site will be increased up to 12.5 feet and is necessary to fill ravines within the site (a design review for finished grade is not needed since this project is under Title 29).

Landscaping

The plans depict 20 feet of landscaping behind a proposed attached sidewalk along Roy Horn Way. A 10 foot wide landscape buffer per Figure 30.64-11 (1 row of trees spaced 20 feet apart) is proposed along the west and south property lines. Interior to the site, open space and landscaping are equitably distributed throughout the development and consist of active and passive open space areas, which include recreational open space areas with a swimming pool and deck area. The recreation open space areas are central to the building with the pool and deck area being on the north side of the building surrounded by 3 sides in a courtyard fashion. The amount of passive and active open space is depicted at 127,449 square feet where 119,400 square feet is required.

Elevations

The plans depict the housing development will have unified and consistent architecture with multiple surface planes and building height variations. The building will range in height from 49 feet to 53 feet at its highest point. 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. The clubhouse is 2 stories and will also match the architecture of the multiple family complex.

Floor Plans

The plans show a mix of 1, 2, and 3 bedroom units consisting of 48 studio units, 210, one bedroom units, 116, two bedroom units, and 24, three bedroom units. The residential units are between 546 square feet and 1,338 square feet in area. The clubhouse is 12,000 square feet and consists of a leasing office, conference rooms, offices, mailroom, fitness area, and restrooms.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant indicates the proposed use is appropriate for the area. The property is south of the CC 215 and west of Durango Station. Multiple family housing options are necessary and compatible with the surrounding area. Furthermore, the development is in accordance with the allowable density and height under the Modified Development Standards for Rhodes Ranch and the design standards for the project is compatible with the existing multiple family development on the south side of Maule Avenue.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1282-06	Reclassified the site and the surrounding area to H-1 zoning	Approved by BCC	November 2006
UC-1518-97	Established the Modified Development Standards for Rhodes Ranch	Approved by BCC	October 1997
ZC-1955-96	Established the overall zoning and the planned community overlay district for the Rhodes Ranch planning area	Approved by BCC	January 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	N/A	N/A	CC 215 Beltway
South	Limited Resort	H-1	Undeveloped
East	Limited Resort	H-1	Durango Station
West	Compact Neighborhood (up to 18 du/ac)	R-2	Single family residential

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 27, 28, & 29.

Analysis

Comprehensive Planning

Multiple family residential developments and commercial developments require the approval of a use permit in the H-1 zoning district to demonstrate the development is appropriate for the given location. The proposed multiple family development is located next to a casino site and the frontage road for CC 215. The development complies with County goals and policies that encourages opportunities for diverse housing options to meet the needs of residents of all ages, income levels, and abilities. The project also complies with policies that encourages a mix of housing options, both product types and unit sizes, within larger neighborhoods and multiple family developments; therefore, staff supports this request.

Variance

Staff finds there is a practical difficulty due to an existing improvement primarily at the site's north property line adjacent to the frontage road and east property line adjacent to Durango Station where the grade differential is the greatest. Therefore, it is necessary to raise the site for positive drainage, resulting in the increased retaining wall height. Furthermore, the retaining wall along the west property line adjacent to the residential development will not exceed 3 feet retaining. Therefore, staff supports this request.

Design Review

The proposed multiple family development has been designed to avoid a monotonous linear pattern along the street frontage, thereby reducing the visual mass of the building. The project provides several amenities including open space courtyards, a swimming pool, and fitness center. Furthermore, the building includes off-set surface planes, an aesthetically pleasing color palette, and parapet walls along the roofline at various heights.

Public Works - Development Review

Waiver of Development Standards

Staff has no objection to the reduced throat depth. Additional landscape planters have been added to provide a significant distance before the first parking space is encountered, reducing the potential for collisions. Additionally, the call box is over 200 feet from the street, far exceeding the minimum standards.

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, Titles 27, 28, & 29, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- 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; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;

- Full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Beltway, Frontage Road improvement project.

Fire Prevention Bureau

- No comment.

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 #0267-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: CALIDA RESIDENTIAL, LLC

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