

UPDATE

MULTIPLE FAMILY
DEVELOPMENT
(TITLE 30)

SILVERADO RANCH BLVD/VALLEY VIEW BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0611-LV SILVERADO SCHUSTER, LLC:

HOLDOVER ZONE CHANGE to reclassify 12.8 acres from an R-E (Rural Estates Residential) Zone to an R-5 (Apartment Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce height/setback ratio adjacent to single a family residential use; **2)** reduce the setback for garage openings to a drive aisle; and **3)** allow alternative landscaping/screening adjacent to a single family residential use.

DESIGN REVIEWS for the following: **1)** multiple family residential development; and **2)** finished grade.

Generally located on the north side of Silverado Ranch Boulevard and the west side of Valley View Boulevard within Enterprise (description on file). JJ/rk/syp (For possible action)

RELATED INFORMATION:

APN:

177-19-802-011; 177-19-802-012; 177-19-802-017 ptn.; 177-19-802-021; 177-19-803-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the height/setback ratio adjacent to a single family residential use (west and south) to a minimum 8 feet where 97 feet 6 inches is required per Figure 30.56-10 (a 92% reduction).
- b. Reduce the height/setback ratio adjacent to single family residential uses (north) to a minimum 20 feet where 97 feet 6 inches is required per Figure 30.56-10 (a 79% reduction).
2. Reduce the setback from a multiple family garage opening to a drive aisle to 1 foot where a minimum of 8 feet is required per Section 30.56.040 (an 88% reduction).
3. Allow alternative landscaping/screening adjacent to a less intensive use where required per Table 30.64-2 and Figure 30.64-11.

DESIGN REVIEWS:

1. Multiple family residential development.
2. Increase the finished grade up to 72 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 100% increase).

**PROPOSED LAND USE PLAN:
ENTERPRISE - URBAN NEIGHBORHOOD**

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 12.8
- Number of Units: 360
- Density (du/ac): 28.1
- Project Type: Multiple family development
- Number of Stories: 3
- Building Height (feet): Up to 41
- Open Space Required/Provided: 36,000/186,112
- Parking Required/Provided: 590/596

Site Plans

The plans depict a gated multiple family residential development consisting of 360 dwelling units distributed within fifteen, 3 story buildings. The area of development proposed with this application is 12.8 acres which surrounds a proposed 3.9 acre commercial development at the hard corner of Silverado Ranch Boulevard and Valley View Boulevard. The density of the project is shown at 28.1 dwelling units per acre. The complex will provide 1, 2, and 3 bedroom units. Minimum building setbacks are as follows: 20 feet to the north property line; 25 feet to the south property line (Silverado Ranch Boulevard); 26 feet to the east property line (Valley View Boulevard); and 20.5 feet to the west property line (Hinson Street). The development requires 36,000 square feet of open space where 186,112 square feet of open space is provided. A clubhouse with a pool, BBQ area, and dog park are centrally located to the project site. There is also a sports court located east of Building 1 along Silverado Ranch Boulevard. Access to the site is granted by a main driveway located along Silverado Ranch Boulevard to the south, and an exit only driveway located along Valley View Boulevard to the east. 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.

Landscaping

The plans depict a 15 foot wide landscape area along Silverado Ranch Boulevard, Valley View Boulevard, and Hinson Street featuring a 5 foot wide detached sidewalk. A 5 foot wide landscape buffer with trees spaced 30 feet apart is proposed along the south property line adjacent to the proposed commercial development and a 5 foot to 15 foot wide landscape buffer with trees spaced 20 feet apart is proposed along the north property line. Interior to the site, open space and landscaping are equitably distributed throughout the development and consist of active and passive open space areas. The main recreation open space area is designed in a courtyard fashion near the center of the site. These amenities include a swimming pool, deck, BBQ area, and a clubhouse. There is also a sports court located east of Building 1 along Silverado Ranch Boulevard. The amount of passive and active open space is depicted at 186,112 square feet where 36,000 square feet is required.

Elevations

The residential buildings are 3 story structures with maximum heights up to 41 feet. Exterior materials include smooth plaster and stucco finishes, decorative metal awnings, and railings around balconies. The mass of the buildings are reduced by off-set surface planes and parapet walls along the roofline at varying heights. The clubhouse will be 1 story and is shown at a varying height of 24 feet to 41 feet. The design of the building will match the architecture and color palate of the apartment complex.

Floor Plans

The plans show a mix of 1, 2, and 3 bedroom units consisting of 252, one bedroom units; 90, two bedroom units; and 18, three bedroom units. The clubhouse is 7,502 square feet and consists of a leasing office, mail room, fitness room, lounge, offices, and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the site is located along Silverado Ranch Boulevard and Valley View Boulevard, which are planned at full buildout as 100 foot rights-of-way. The R-5 multiple family request is appropriate, as Silverado Ranch Boulevard is undergoing a change in trend from what was once a single family low density residential use, to higher density residential uses and commercial uses. On the southwest corner of Silverado Ranch Boulevard and Valley View Boulevard is approximately 6.4 acres that was recently approved for a master plan amendment to NC and zone changes to commercial. Just south of Silverado Ranch Boulevard, between Arville Street and Valley View Boulevard are both existing and future single family developments which are zoned R-2 and R-3. West of Hinson Street is a 13 acre site that was approved in December 2022 for a zone change to RUD to allow a single family development, at a density of 9.2 du/ac. This demonstrates the transition that is occurring in the immediate area of the site. Furthermore, the development meets most required design standards for a multiple family project and the density and intensity of the project are compatible with the trend of the area.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E	Developed single family home & undeveloped
South	Neighborhood Commercial & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E & R-2	Undeveloped & single family homes
East	Open Lands	R-E	Undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RUD & R-E	Undeveloped

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
PA-23-700029	A master plan amendment to re-designate the land use category from Mid-Intensity Suburban Neighborhood (MN) to Urban Neighborhood (UN) on the northern portion of the subject parcel and on parcels to the north and west is a related item on this agenda.
VS-23-0612	A request to vacate and abandon portions of rights-of-way being Silverado Ranch Boulevard, Valley View Boulevard, Schuster Street, Gary Avenue, and Hinson Street; and government patent easements is a companion item on this agenda.
PA-23-700028	A master plan amendment from Mid-Intensity Suburban Neighborhood (MN) to Corridor Mixed-Use (CM) on the southern portion of APN 177-19-802-017 is a related item on this agenda.
ZC-23-0610	A zone change to reclassify the southern portion of APN 177-19-802-017 from R-E to C-2 zoning, with a use permit, waivers of development standards, and design reviews for a commercial development is a related item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Zone Change

There is a concurrent Master Plan Amendment application to re-designate the land use category from Mid-Intensity Suburban Neighborhood (MN) (up to 8 du/ac) to Urban Neighborhood (UN) (greater than 18 du/ac), which staff is not supporting. One of the fundamental goals of the Master Plan is to provide a holistic approach to growing a community by ensuring that adequate services will be available when demand occurs. Establishing an isolated standalone R-5 zoned development in the immediate area through this zone change request could have adverse impacts to the immediate area. Unexpected land use patterns may have significant impacts on traffic, noise, and lighting that may lead to dramatic changes in the existing area. Therefore, staff finds the request to R-5 zoning in the middle of an area that has developed with commercial, mid to low intensity residential projects, and warehouse uses results in spot zoning that favors a particular owner. As a result, staff cannot support this request.

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.

The site design, building design, and development parameters are established and dependent on consideration of the zone change request, thereby requiring contingent consideration of the waiver of development standards. Since staff cannot support the zone change, staff cannot support the waiver requests.

Design Review #1

The site design, building design, and development parameters are established and dependent on consideration of the zone change request, thereby requiring contingent consideration of the design review. Since staff cannot support the zone change, staff cannot support the design review request.

Public Works - Development Review

Design Review #2

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval. However, since Planning is recommending denial of the application, staff cannot support this design review.

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

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on December 6, 2023 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

If approved:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- 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 a 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 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 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 the waivers of development standards and design reviews must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Provide access for APNs 177-19-802-008 and 177-19-802-009.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and 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.

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.

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 #0120-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - denial.

APPROVALS: 3 cards

PROTESTS: 2 cards, 1 letter

PLANNING COMMISSION ACTION: November 7, 2023 – HELD – To – 11/21/23 – per the applicant.

APPLICANT: THE ARDOUR COMPANY

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR, SUITE 650, LAS VEGAS, NV 89135