

SENIOR HOUSING
(TITLE 30)

RUSSELL RD/BOULDER HWY

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
PA-23-700005-ELEGANCE RUSSELL, LLC:

PLAN AMENDMENT to redesignate the existing land use category from Corridor Mixed-Use (CM) to Urban Neighborhood (UN) on 11.2 acres.

Generally located between Emerald Avenue and Russell Road, 400 feet west of Boulder Highway within Whitney. JG/gtb (For possible action)

RELATED INFORMATION:

APN:
161-27-403-012; 161-27-803-001; 161-34-501-002

LAND USE PLAN:
WHITNEY - CORRIDOR MIXED-USE

BACKGROUND:
Project Description

General Summary

- Site Address: N/A
- Site Acreage: 11.2
- Project Type: Senior housing development

Request

This request is a Master Plan Amendment to redesignate the existing land use category from Corridor Mixed-Use (CM) to Urban Neighborhood (UN) for a proposed senior housing development. The project site has frontage along Russell Road, an arterial street.

Applicant’s Justification

The applicant states the proposed development is compatible in scale with other residential developments in the area and adjacent land use patterns. The existing services and facilities in the area are sufficient to meet the increased demand for the proposed development.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-18-0965	Reclassified 12.2 acres from R-2, C-2, and M-1 to R-3 zoning for a senior housing complex - expired	Approved by BCC	February 2019

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0262-03	Reclassified a portion of the overall site to C-2 zoning for a future commercial development	Approved by BCC	March 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Urban Neighborhood (greater than 18 du/ac) & Corridor Mixed-Use (up to 17 du/ac)	R-3 & C-2	Multiple family residential & undeveloped
South	Urban Neighborhood (greater than 18 du/ac) & Corridor Mixed-Use (up to 17 du/ac)	C-2 & R-2	Undeveloped & single family residential
East	Corridor Mixed-Use (up to 17 du/ac)	C-2	Commercial development
West	Public Use; Business Employment; & Corridor Mixed-Use (up to 17 du/ac)	C-2 & M-1	Duck Creek Wash & undeveloped

Related Applications

Application Number	Request
ZC-23-0067	A zone change to reclassify the site to R-4 zoning for a proposed senior housing development is a companion item on this agenda.
VS-23-0068	A vacation and abandonment of portions of rights-of-way (Russell Road and Emerald Avenue) is a companion item on this agenda.

STANDARDS FOR ADOPTION:

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

Analysis

Comprehensive Planning

Urban Neighborhood is identified in the Master Plan with the following characteristics:

Primary Land Uses

- Single family attached and detached homes, duplexes, triplexes, fourplexes, townhomes, and multiple family.

Supporting Land Uses

- Accessory dwelling units (where allowed by underlying zoning), multiple family dwellings, and neighborhood serving public facilities.

Density

- Greater than 18 dwelling units per acre.

Characteristics

- Includes a wide variety of attached and detached housing types on small lots.
- Some Urban Neighborhoods include or have direct access to retail, offices, commercial services, and activity centers.
- Density and building height vary based on location specific character (the highest possible density is not always appropriate).
- Amenities rich with quality pedestrian and bicycle infrastructure and feature robust transit service.

Plan Amendment

The current uses in the surrounding area are a mix of higher density residential, offices, service commercial, and business employment services. The request to redesignate the existing land use category from Corridor Mixed-Use (CM) to Urban Neighborhood (UN) for a proposed senior housing development closely identifies with the Urban Neighborhood land uses and characteristics in the area as identified in the Master Plan. It also follows a pattern of increased residential densities along this portion of Russell Road near Boulder Highway, which features robust transit service. Staff finds the request for the Urban Neighborhood (UN) land use designation appropriate for this location.

Staff Recommendation

Adopt and direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on May 17, 2023 at 9:00 a.m., unless otherwise announced.

If this request is adopted, 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.

STAFF ADVISORIES:

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)

- 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 #0072-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Whitney - approval.

APPROVALS:

PROTEST:

APPLICANT: MARK ORSHOSKI

CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD., SUITE
100, LAS VEGAS, NV 89118

**RESOLUTION
OF THE CLARK COUNTY PLANNING COMMISSION
ADOPTING AN AMENDMENT TO THE WHITNEY LAND USE PLAN
MAP OF THE
CLARK COUNTY MASTER PLAN**

WHEREAS, pursuant to NRS 278, the Clark County Planning Commission adopted the Clark County Master Plan (Master Plan) on November 16, 2021, and forwarded a copy to the Clark County Board of Commissioners for their consideration; and

WHEREAS, pursuant to NRS 278, the Clark County Board of County Commissioners adopted the Master Plan on November 17, 2021; and

WHEREAS, the Clark County Planning Commission (hereafter referred to as the Planning Commission) is charged with the preparation and adoption of a long-term master plan for the physical development of all unincorporated portions of Clark County, Nevada as specified by the Nevada Revised Statutes, Chapter 278; and

WHEREAS, from time to time the Master Plan may need to be amended to facilitate local land use patterns; and

WHEREAS, on April 18, 2023, a public hearing was held by the Planning Commission in accordance with Nevada Revised Statute 278.220 regarding an amendment to the Master Plan;

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does adopt and amend the Whitney Land Use Plan Map by:

PA-23-700005 - Amending the Whitney Land Use Plan Map of the Master Plan on APNs 161-27-403-012; 161-34-501-002; and 161-27-803-001 from Corridor Mixed-Use (CM) to Urban Neighborhood (UN). Generally located between Emerald Avenue and Russell Road, 400 feet west of Boulder Highway within Whitney.

PASSED, APPROVED, AND ADOPTED this 18th day of April, 2023.

CLARK COUNTY PLANNING COMMISSION

By: _____
STEVEN D. KIRK, CHAIR

ATTEST:

NANCY AMUNDSEN
EXECUTIVE SECRETARY