

SENIOR HOUSING
(TITLE 30)

SAHARA AVE/MEYERS CT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-23-400107 (NZC-21-0020)-WEST SAHARA SENIOR HOUSING LIMITED PARTNERSHIP:

AMENDED WAIVER OF CONDITIONS of a nonconforming zone change requiring a 36 inch box African Sumac and pine trees to be planted 10 feet on center along the south property on Laredo Street (previously not notified) and revised building elevation to include varied elevations, roof forms, and surface planes with a desert earth tone color scheme (no longer needed) in conjunction with an approved senior housing facility on 4.5 acres in an R-4 (Multiple Family Residential - High Density) Zone.

Generally located on the south side of Sahara Avenue, the west side of Meyers Court (alignment), and the north side of Laredo Street within Spring Valley. JJ/rp/syp (For possible action)

RELATED INFORMATION:

APN:

163-09-501-004

LAND USE PLAN:

SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 8007 W. Sahara Avenue
- Site Acreage: 4.5
- Number of Lots/Units: 174
- Density (du/ac): 38.7
- Project Type: Senior housing
- Number of Stories: 3
- Building Height (feet): 44
- Open Space Required/Provided: 17,400/40,873
- Parking Required/Provided: 174/180

Plan, History, & Request

The approved site plan depicts a proposed senior housing building located near the center of the site. Setbacks are approximately 70 feet to the north property line along Sahara Avenue, 55 feet to the east property line, 78 feet to the south property line along Laredo Street, and 53 feet to the west property line. Vehicular access is provided from a single driveway on the east side of the site to the Meyers Court cul-de-sac. Waivers of development standards were approved to reduce the throat depth to 16 feet and to reduce the departure distance for the driveway from Sahara Avenue to 162 feet. A drive aisle circles the building and provides access to parking spaces located around the perimeter of the site. Trash enclosures are located on the east and west sides of the site, set back 5 feet from the respective property lines. A condition of approval requires the trash enclosures to be located over 300 feet from the south property line. Pedestrian paths connect the site to Sahara Avenue to the north, to Meyers Court to the east, and to Laredo Street to the south.

The elevations depict a 3 story building that transitions to a 2 story building along the southern property line, which provides a transition to the abutting single family houses. Revised plans to meet the condition of approval requiring varied building elevations, roof forms, and surface planes with a desert earth tone color scheme were submitted and approved. Exterior materials include painted stucco with various shades of gray. Stone veneer and a tube steel canopy are located around the main entryway. No other architectural features are provided on the building.

Previous Conditions of Approval

Listed below are the approved conditions for NZC-21-0020:

Current Planning

- Resolution of Intent to complete in 3 years;
- Revise building elevations to include varied elevations, roof forms, and surface planes with a desert earth tone color scheme;
- No vehicular access on Laredo Street;
- 36 inch box African Sumac and pine trees to be planted 10 feet on center along the south property on Laredo Street;
- Applicant to construct an 8 foot high block wall on Laredo Street;
- The trash enclosure on the east property line shall not be located within 300 feet of the south property line;
- The trash enclosure on the west property line shall not be located within 325 feet of the south property line;
- Building elevation height for the 3 story building to be a maximum of 37 feet 6 inches except for a portion of the northeast front elevation which will be 39 feet;
- Building elevation height for the 2 story building to be a maximum of 26 feet 6 inches;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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 nonconforming 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; 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

- 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;
- Right-of-way dedication to include 30 feet for Laredo Street, 30 feet for Meyers Court with a portion of the cul-de-sac;
- Full off-site improvements;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.
- 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.

Building Department - Fire Prevention

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features (trash enclosure doors impede on minimum width).

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 #0356-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is requesting to waive the requirement of a 36 inch box African Sumac and pine trees to be planted 10 feet on center along the south property on Laredo Street. The applicant indicates the African Sumac trees produce a berry that falls on sidewalks, pavement, and vehicles, causing an unsightly mess and a potential trip hazard for seniors and children. According to the applicant, Mondel pines are also a messy tree with constant falling needles and cones, and they produce a tannic acid that seeps into the ground, affecting the growth of plants and trees that grow near.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-21-0579	Reduced landscaping and waived the design review for the modifications to a previously approved senior housing facility, and finished grade	Approved by BCC	December 2021

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-21-0020	Reclassified the site from C-1 to R-4 zoning with a use permit for senior housing and project of regional significance, a waiver to increase building height, increased wall height, reduced landscaping, non-standard improvements in the right-of-way, and alternative driveway geometrics	Approved by BCC	April 2021
VS-21-0027	Vacated and abandoned easements of interest to Clark County	Approved by BCC	April 2021
ZC-2064-95	Reclassified the site from R-E to C-1 zoning for an office and retail complex	Approved by BCC	January 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	C-1	Retail complex
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
East	Neighborhood Commercial	C-P & C-1	Office & retail complex
West	Neighborhood Commercial	C-1 & C-2	Mini-warehouse facility

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**

The planting of African Sumac trees on the south perimeter of the property along Laredo Street in accordance with the conditions of approval for NZC-21-0020 produce a berry-like fruit that falls on the sidewalk causing a potential trip hazard for seniors and children. In addition, it appears that no complaints have been made regarding the site or its lack of landscaping on the property by the adjacent property owner. Based on the facts, that the planting of African Sumac trees can be a potential trip hazard and no complaints have been filed, staff can support this waiver of conditions request as it pertains to the specified tree types only.

Staff Recommendation

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition(s) will no longer fulfill its intended purpose.

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

- 36 inch box trees to be planted 10 feet on center along the south property on Laredo Street.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTEST: 2 cards

APPLICANT: WEST SAHARA SENIOR HOUSING LIMITED PARTNERSHIP
CONTACT: GEORGE GEKAKIS, INC., 2655 S. RAINBOW BLVD., SUITE 401, LAS VEGAS, NV 89146