

SUPPORTIVE HOUSING
(TITLE 30)

UPDATE
NELLIS BLVD/CHARLESTON BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0309-WINTERWOOD LAND DEVELOPMENT, CORP:

ZONE CHANGE to reclassify 1.5 acres from an R-1 (Single Family Residential) Zone to an R-4 (Multiple Family Residential - High Density) Zone.

USE PERMIT for supportive housing.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; **2)** reduce parking; and **3)** allow a modified driveway design.

DESIGN REVIEWS for the following: **1)** supportive housing development; and **2)** allow alternative parking lot landscaping.

Generally located on the east side of Nellis Boulevard, 1,000 feet south of Charleston Boulevard within Sunrise Manor (description on file). TS/rk/syp (For possible action)

RELATED INFORMATION:

APN:

161-04-103-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the building height to 38 feet where 35 feet is the standard per Table 30.40-3 (a 9% increase).
2. Reduce parking to 30 spaces where a minimum of 50 spaces are required per Table 30.60-1 (a 40% reduction).
3. Reduce back of curb radii for commercial driveway to 15 feet where a minimum of 20 feet is the standard per Uniform Standard Drawing 201 (a 25% reduction).

PROPOSED LAND USE PLAN:

SUNRISE MANOR - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.5
- Number of Units: 50
- Density (du/ac): 33
- Project Type: Supportive housing

- Number of Stories: 3
- Building Height (feet): 38
- Square Feet: 34,914
- Open Space Required/Provided: 5,000/14,600
- Parking Required/Provided: 50/30

Background & Site Plans

This request is for a supportive housing development. Supportive housing is defined in Title 30 as a multiple family building or dwelling group designed to provide accessible living quarters for physically disabled adults capable of independent living. The architect has provided a letter indicating that the project will meet all applicable U.S. Department of Housing and Urban Development (HUD) requirements. The plans show a proposed supportive housing project consisting of one, 3 story building near the front portion of narrow parcel of land along Nellis Boulevard. The density of the multiple family development is 33 dwelling units per acre. The building is located 105 feet from the west (front) property line, 10 feet from the north property line, and 39 feet from the south property line. Access to the site is from 1 ingress/egress point on Nellis Boulevard. A total of 30 parking spaces are provided in the rear portion of the property where a minimum of 50 parking spaces are required.

Landscaping

Street landscaping along Nellis Boulevard consists of a landscape planting strip on the south side of the drive aisle which extends the entire length of the south property line, with an existing attached sidewalk. An 8 foot to 10 foot wide landscape area is shown along the north property line with a 6 foot high CMU block wall. The trees are spaced 20 feet on center along the north property line, and 30 feet on center along the south property line. Walkways are provided around the building, including a walkway from the building to the sidewalk to the north of the driveway.

Elevations

The residential building is 3 stories, 38 feet high, consisting of stucco siding, faux stone tile, metal rail balconies, and pitched tile roofs. The height of the building varies slightly from 1 story to 3 stories and has been designed to break-up the roofline and enhance the overall look of the building. The exterior walls have a stucco finish painted in earth tone colors. The upper floor units will have balconies with wrought iron railings.

Floor Plans

The plans show a 34,914 square foot supportive housing building consisting of 50, one bedroom dwelling units, multiple purpose room, library, computer lab, offices and educational service rooms, warming kitchen, laundry room, and storage rooms.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant each apartment unit is 477 square feet and will include fully equipped kitchens, bathrooms, and is specifically designed to provide accessible living quarters for physically disabled adults. Service staff is available 24 hours a day. The applicant states that the

project will be very low impact to the surrounding neighborhood. Furthermore, the site is adjacent to a larger commercial center, golf course, and an R-4 zoned multiple family development. Additionally, directly across Nellis Boulevard are developed multiple family communities zoned R-3 and R-4, respectively.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0739-99	Off-premises advertising sign - expired	Approved by PC	July 1999
ZC-247-88	Reclassified the site from R-1 to C-2 zoning for a retail building - expired	Approved by BCC	September 1988

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2	Shopping center
South	Public Use	P-F	Drainage channel & golf course
East	Urban Neighborhood (greater than 18 du/ac)	R-4	Multiple family residential
West	Compact Neighborhood (up to 18 du/ac) & Public Use	R-3	Multiple family residential & drainage channel

Related Applications

Application Number	Request
PA-23-700017	A plan amendment to re-designate the land use category from Corridor Mixed-Use (CM) to Urban Neighborhood (UN) is a companion 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 Corridor Mixed-Use (CM) to Urban Neighborhood (UN) (greater than 18 du/ac). Staff finds that the proposed R-4 zoning is compatible with the existing and planned land uses in this area. The site is located along Nellis Boulevard where multiple family zoning is appropriate. There are a number of higher density multiple family residential developments in the area including the adjacent multiple family residential development to the east that is zoned R-4 and the abutting multiple family residential developments across Nellis Boulevard to the west that are zoned R-3 and R-4. Additionally, the request complies with Policy 1.1.2 which promotes concentrating higher density housing in areas with access to existing or planned high frequency transit. As a result, staff can support the zone change.

Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties. The project complies with Housing Policies of the Master Plan which promote providing a suitable living environment consistent with the HUD Consolidated Plan, while expanding the mix of housing types that meet the diverse needs of the community. The request also complies with Policy SM-1.1 which encourages the use of in-fill and redevelopment in existing urban/suburban areas, where in-fill development should be consistent with existing adjacent development. Similar supportive housing projects also exist in Sunrise Manor; therefore, staff can support the proposed 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.

Waiver of Development Standards #1

The applicant is proposing to build a 38 foot tall building where 35 feet is the maximum height allowed in an R-4 zoned district. Although the applicant is requesting an increase in height, the proposed request is reasonable since the building height plate is well below 35 feet and no residential units are above this height. The main reason for the increase in height of up to 38 feet is to provide architectural enhancements and shield the mechanical units.

Waiver of Development Standards #2

The applicant is providing 30 parking spaces where 50 parking spaces are required and is a 40% reduction which staff typically does not support. Staff finds the reduction in parking is appropriate, as many of the residents will not be able to drive. Furthermore, according to the applicant, the facility will provide and assist with transit for their residents.

Design Reviews

Staff finds that the proposed project complies with most of Title 30 requirements and is compatible with the surrounding area. The request complies with Urban Specific Policy 53 which promotes ensuring that multiple family developments are compatible with adjoining land uses and densities through site planning and building design, including appropriate buffers, setbacks, drought tolerant landscaping, and building height and materials. The proposed building includes architectural enhancements such as the use of decorative accents, metal rail balconies, and pitched tile roofs; therefore, staff can support the proposed request.

Public Works - Development Review

Waiver of Development Standards #3

Staff has no objection to the reduction of the back of curb radii for the Nellis Boulevard driveway as it will allow for a wider driveway, which is safer for vehicles entering and exiting the site.

Staff Recommendation

Approval. This item has been forwarded to the Board of County Commissioners for final action.

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.

PLANNING COMMISSION ACTION: August 1, 2023 – APPROVED – Vote: Unanimous Comprehensive Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Install an 8 foot decorative block wall or 6 foot tall decorative block wall with 2 feet of wrought iron at top for 8 feet in height along the north boundary;
- Install an 8 foot tall wrought iron fence on the south and east boundaries;
- Incorporate Pyracantha or other defensive bushes within the landscape area;
- Install parking lot lighting with a minimum pole height of 15 feet;
- Employee on-site 24 hours, 7 days a week;
- Work with the Las Vegas Metropolitan Police Department for the installation of external security cameras and surveillance operation;
- 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 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 use permit, 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;
- Traffic study and compliance;
- Coordinate with Public Works - Roads Division for access to the channel.
- Applicant is advised that off-site improvement permits may be required; and that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- 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.
- Applicant is advised to show on-site fire lane, turning radius, and turnarounds; and that fire/emergency access must comply with the Fire Code as amended.

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 #0031-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Sunrise Manor - approval (increased lighting; external security cameras; and provide 24/7 front desk staff).

APPROVALS:

PROTESTS: 1 letter

APPLICANT: OVATION CONTRACTING, INC.

CONTACT: OVATION CONTRACTING, INC., 6021 S. FORT APACHE ROAD #100, LAS VEGAS, NV 89148