

05/03/23 BCC AGENDA SHEET

MANUFACTURED HOME PARK
(TITLE 30)

BOULDER LN/SKY RD
(INDIAN SPRINGS)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-23-0130-OLIVIERI FAMILY REVOCABLE LIVING TRUST & OLIVIERI
ROBERT J & FLORDELIZA TRS:**

WAIVER OF DEVELOPMENT STANDARDS to waive off-site improvements (curb, gutter, sidewalk, partial paving, and streetlights).

DESIGN REVIEW for a manufactured home park on 1.7 acres in an R-T (Manufactured Home Residential) Zone.

Generally located on the north side of Fisher Lane, approximately 310 feet west of Sky Road within Indian Springs. RM/sd/syp (For possible action)

RELATED INFORMATION:

APN:

059-08-701-007

WAIVER OF DEVELOPMENT STANDARDS:

Waive off-site improvements (curb, gutter, sidewalk, partial paving, and streetlights) along Fisher Lane where required per Chapter 30.52.

LAND USE PLAN:

NORTHWEST COUNTY (INDIAN SPRINGS) - MID-INTENSITY SUBURBAN
NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 590 Fisher Lane
- Site Acreage: 1.7
- Number of Lots/Units: 12
- Density (du/ac) : 7.1
- Minimum/Maximum Lot Size (square feet): 74,052 (whole lot)/5,940 (spaces)
- Project Type: Manufactured Home Park
- Number of Stories: 1
- Building Height (feet): 15
- Square Feet: 924

Site Plans

The plans depict a proposed manufactured home park on a site where manufactured homes were previously located, but later removed. The property is vacant, but graded, with plans to install 12 new manufactured homes for use by military personnel with families at Creech Air Force Base or for those who are retired military veterans. The proposed manufactured home park has 12 separate spaces (not subdivided lots), each 5,940 square feet. Each space has access to Fisher Lane. Gravel driveways will be used for parking and includes a carport for each model. There are no off-site improvements; however, the applicant states water, sewer, and electricity are available to the site.

According to the applicant, the leasing office and all transactions related to renting the homes will be operated by an office within Creech Air Force Base and signage will be provided on-site indicating the relevant contact information.

Landscaping

The applicant states that landscaping will be installed in the front of the units and is noted on the plans. No landscaping is proposed along Fisher Lane.

Elevations

The plans depict manufactured homes that will be 15 feet in height with cement board and vinyl skirting, panels and roof composite, windows, and front and rear doors.

Floor Plans

The plans depict manufactured homes that are 14 feet in width and 66 feet in length. Each unit will include 3 bedrooms, living room, dining area, kitchen, utility room and bathrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the proposed project will provide 996 square feet (14 feet by 66 feet) manufactured homes by Cavco, each are 3 bedroom, 2 bathroom energy efficient homes. The homes are being upgraded with smart panels to be aesthetically pleasing and consistent with other homes in the area. Each home will have a carport and open space. The site design meets all setbacks. The request is for a waiver of development standards for off-sites, including streetlights, curb, gutter, and partial paving. This site has been used as a manufactured home park for over 40 years with the existing off-site conditions without problems. The project is less intense than the previous use since up to 12 homes are proposed instead of the 13 to 15 homes on site in the past, which were dilapidated and did not meet Building Code. In addition, because of the history of the site and the existing utilities, minimal grading will be necessary for the installation of the homes. The applicant also states that all housing needs and information, including the leasing office, will be handled by Creech Air Force Base personnel and will include signage on-site with information on these rentals. Likewise, one of the units will be occupied by a person who will act as a liaison between the base the residents living on-site.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-T & C-1	Commercial retail & single family residential
South, East &	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-T	Single family residential
West	Compact Neighborhood (up to 18 du/ac)	R-3	Multiple family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

Waiver 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.

Design Review

Staff finds the proposed manufactured home park plan meets the required setbacks, height, and density. The property had been in operation for some time; however, the previous manufactured homes that were on-site at the time were considered dilapidated and beyond repair by the Building Department. The proposed application meets in part with Policy 1.1.1: Mix of Housing Types, whereby provisions encourage a mixture of diverse housing types at varied densities and in numerous locations, and in part with Policy 1.4.4: to encourage infill development and redevelopment in established neighborhoods through flexible standards and other regulatory incentives, while promoting compatibility with the scale and intensity of the surrounding area. Staff can support this application.

Public Works - Development Review

Waiver of Development Standards

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the waiver of development standards for full off-site improvements.

Staff Recommendation

Approval of the design review; denial of the waiver of development standards.

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:

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the project must comply with Department of Environment and Sustainability regulations; 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 this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC: Indian Springs - approval.

APPROVALS:

PROTESTS:

APPLICANT: ROBERT JOSEPH OLIVIERI

CONTACT: ROBERT OLIVIERI, 7833 BRENT LEAF AVE, LAS VEGAS, NV 89131