

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-24-0692-COLVIN INDUSTRIAL PTY GRP, LLC-SERIES C:

HOLDOVER DESIGN REVIEWS for the following: **1)** multi-family dwellings; **2)** alternative landscape plan; and **3)** final grading plan on 14.31 acres in an RM18 (Residential Multi-Family 18) Zone.

Generally located on the south side of Raleigh Lane, 250 feet west of MacFarland Avenue (alignment) within Indian Springs. AB/rr/kh (For possible action)

RELATED INFORMATION:

APN:

059-17-501-007; 059-17-501-008; 059-17-501-018 through 059-17-501-021

PROPOSED LAND USE PLAN:

NORTHWEST COUNTY (INDIAN SPRINGS) - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 225 & 295 Raleigh Lane
- Site Acreage: 14.31
- Project Type: Multi-family residential
- Number of Units: 130
- Density (du/ac): 9.1
- Number of Stories: 1
- Building Height (feet): 16.5
- Square Feet: 116,889
- Open Space Required/Provided: 15,600/35,852
- Parking Required/Provided: 204/283
- Sustainability Required/Provided: 5/5

Site Plan

The plan depicts a multi-family development located on an 11.10 acre portion of a 14.31 acre site. The project consists of 130 single-story units with a density of 9.1 dwelling units per acre. The plan depicts 33 duplex buildings with a total of 66, one-bedroom units indicated as Plan “A”; 42, two-bedroom units depicted as Plan “B”; and 22, three-bedroom units depicted as Plan “C”. All buildings are interspersed throughout the site, except for the southernmost portion of the property which is not proposed to be developed. All buildings are proposed to be setback a minimum of 20 feet from the front property line along Raleigh Lane as well as a minimum of 20

feet from all side interior property lines. Each building features a small private rear yard surrounded by 6 foot tall vinyl fence. In addition to the multi-family buildings, a leasing office and community center with a 1,000 square foot swimming pool is depicted south of the main vehicular entrance from Raleigh Lane. The site features several community open space areas located throughout the site which total 35,852 square feet. The developed portion of the site is proposed to be surrounded by a decorative block wall which is 6 foot in height and set back behind the required street landscape area, measuring 15 feet in width, along Raleigh Lane. The decorative block wall is increased to 8 feet in height where it serves as a buffer wall along the east and west property lines and extends along the southern limit of development.

Vehicular access into the site is proposed from a 54 foot wide driveway with a 6 foot wide median along Raleigh Lane. A call box is proposed 100 feet from the street which provides access to 2 vehicular gates located to the east and west of the leasing office and community center. Beyond the vehicular gates is the parking areas for the residential areas with 283 parking spaces. A second gated access for fire apparatus only is provided from Betty Ridge Court, a private ingress-egress easement, located at the northwest corner of the property. Within the parking area there are 5 EV-installed and 45 EV-capable parking spaces required and proposed. Accessible parking including 11 spaces are provided at several locations throughout the parking area. Bicycle racks for 13 bicycles are proposed to be located adjacent to the leasing office and community center. Seven enclosures for trash and recycling bins are also dispersed throughout the site. Pedestrian access is provided from the public sidewalk proposed along Raleigh Lane into the site. Sidewalks and walkways are provided throughout the site which provide access to the multi-family buildings, parking areas, leasing office and community center, and open space areas. An existing cell tower is located near the southwest corner of the site. A service road and access gate are proposed to be provided to the tower site.

A final grading plan has been submitted as part of this request, as the proposed multi-family development is located within a hillside area. More specifically, the southeast corner of the project site, measuring 0.17 acres, is located within a hillside area with slopes ranging between 12 to 25 percent. The portion of the site being developed within a hillside area is 1.5 percent, or 7,405 square feet. Portions of buildings 99, 101, 103, and 106 and the entirety of building 105 are located within this slope area. The remaining 3.21 acres of the site, located within slope areas ranging between 12 to 25 percent, and greater than 25 percent, will not be disturbed and remain as a natural area.

Landscaping

The plans depict proposed street landscaping along Raleigh Lane consisting of a 5 foot wide detached sidewalk, with two, 5 foot wide landscape strips on each side of the sidewalk. The street landscape consists of 2 species of medium trees spaced 20 feet apart in each row and staggered 10 feet on center on each side of the sidewalk except where the site visibility zones prevent their planting along with 2 species of shrubs. Each medium tree is proposed to have a 2.5 inch caliper at the time of planting, and a projected height of 25 feet to 30 feet, and canopy of 236 square feet at maturity.

The landscaping within the parking area consists of 3 species of medium trees each proposed to have a 2.5 inch caliper at the time of planting, with heights of 25 feet to 30 feet and canopies of 236 square feet to 530 square feet at maturity. A 15 foot wide landscape buffer, with an 8-foot

high decorative block wall, is provided along the west and east property lines of the developed portion of the site per Code requirements. Plans indicate 2 species of medium trees spaced apart 20 feet in each row and staggered 10 feet on center. Additional trees and shrubs are provided internally within the site. An alternative landscape plan is proposed for a portion of the parking area landscaping and buffer areas to allow modified planting rates due to existing public utilities and infrastructure.

Elevations

The plans depict all four sides of the 3 unit plans located throughout the site. All buildings are proposed to be single story. Plan A is a duplex with a maximum height of 16.5 feet to the top of a CMU fire separation wall located between the units, Plan B is a single unit with a maximum height of 14.5 feet, and Plan C is also a single unit with a maximum height of 15 feet. Exterior building materials include a 1-coat stucco system and an asphalt shingle roof. All front entrances are covered. Plan C features a covered patio area around the front entrance. The plans also depict articulation on all four sides of the leasing office and community center which is 16 feet in height. Exterior building materials include a 1-coat stucco system, an asphalt shingle roof, windows with low-e glass, and a covered patio along the south and west sides of the building. All building entrances are covered by a roof. One building entrance is indicated on the north side of the leasing office and community center while the south side of the building features 2 entrances.

Floor Plans

The plans depict 3 different unit plans that are located throughout the site. Plan A is a duplex with a gross floor area of 1,318 square feet with each unit at 659 square feet. Each unit includes 1 bedroom, 1 bath, a living area, laundry room, and a kitchen. Plan B houses a single unit and has a gross floor area of 999 square feet with 2 bedrooms, 2 baths, a living area, laundry, and a kitchen. Plan C also houses a single unit and has a gross floor area of 1,298 square feet with 3 bedrooms, 2 baths, a living area, laundry room, and a kitchen. The plans also depict a 2,881 square foot leasing office and community center. This building includes 2 offices, a lobby, gathering room, fitness center, restrooms, and utility rooms.

Applicant's Justification

The applicant states that the proposed development is for 130 multi-family units for rent. The applicant says that it is their client's desire for the development to blend into the community's rural atmosphere, so they are proposing single-story buildings. The applicant states that the development is proposed to have areas of open space including a community recreation center and pool area. The applicant says that the project would ideally provide supplemental housing for Creech Air Force Base and the employees at the Nevada Test Site, although not limited to those two groups. The applicant states that the proposed development will also provide additional housing options for existing residents and increase the viability of commercial developments to be introduced to benefit the town.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0212-15	Early grading - expired	Approved by PC	May 2015

Prior Land Use Requests

Application Number	Request	Action	Date
WS-1725-06	Increased the height of finished floor elevations and a design review for a single-family residential subdivision within a Hillside Transition Boundary - expired	Approved by PC	January 2007
TM-500508-06	59 residential lots and 1 common element lot - expired	Approved by PC	January 2007
WS-1264-06	Off-site improvements (excluding paving), landscaping, and wall requirements - expired	Approved by BCC	October 2006
TM-500372-06	35 residential lots and 1 common element lot - expired	Approved by BCC	October 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
South	Open Lands	RS80	Undeveloped
East	Edge Neighborhood (up to 1 du/ac)	RS40	Single-family home & undeveloped
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential

Related Applications

Application Number	Request
PA-24-700037	Plan amendment to redesignate the existing land use category from Mid-Intensity Suburban (MN) (up to 8 du/ac) to Compact Neighborhood (CN) is a companion item on this agenda.
VS-24-0690	A request to vacate a portion of right-of-way on this site is a companion item on this agenda.
ZC-24-0691	A zone change to reclassify this site from RS5.2 to RM18 zoning for a multi-family residential development on 14.31 acres is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis**Comprehensive Planning**Design Reviews

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations,

design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Design Reviews #1 & #3

The proposed multi-family development is in Indian Springs, a Nonurban Area which is defined as land that is located 3 or more miles beyond the outer boundary of the Bureau of Land Management Disposal Boundary. The multi-family development consists of single and 2-unit dwellings that are single-story with a maximum height of 16.5 feet. The multi-family development has been designed to be compatible with the height of the existing single-family residences within the surrounding area. The proposed design of the multi-family buildings in accordance with Section 30.04.05B, development in the Nonurban Area is exempt from the Site and Building Design requirements except for the hillside development requirements. Hillside development requirements are applicable to property with any area greater than 2.5 acres with a contiguous slope exceeding 12% as depicted on the slope map. The southernmost portion of the site contains slopes of 12% or greater. According to the justification letter 0.17 acres within this hillside area will be disturbed by the proposed development. The remainder of the hillside areas will not be disturbed. A final grading plan has been provided per Section 30.04.05K for the site. However, since staff is not supporting the companion plan amendment to Compact Neighborhood (CN) nor the zone change to RM18 which are both required to allow multi-family development on the site, staff recommends denial of these requests.

Design Review #2

An alternative landscape plan has been proposed to allow modified planting rates due to an existing 100 foot wide NV Energy easement that traverses the southern portion of the development site. This affects a portion of the parking area landscaping as well as a portion of the landscape buffers. There are 11 locations, including landscape islands, within the parking area in which medium trees are not proposed to be planted due to the presence of this easement. Also, an estimated 20 trees will not be planted in the portion of the buffer area that is located within the easement. The landscape plan indicates that more than 31 medium trees will be located elsewhere on the site, thus meeting the landscape requirements for numbers of trees. However, since staff is not supporting the companions plan amendment, zone change, and design review #1 and #2 for the proposed development, staff recommends denial of this request.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on **April 2, 2025 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:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- 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 devices.

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 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; 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 #0349-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Indian Springs – approval.

APPROVALS:

PROTESTS:

PLANNING COMMISSION ACTION: January 21, 2025 – HELD – To 03/04/25 – per the applicant.

APPLICANT: COLVIN INDUSTRIAL PPTY GRP, LLC-SERIES C

CONTACT: CIVIL SCIENCE, 5888 W. SUNSET ROAD, SUITE 203, LAS VEGAS, NV 89118