

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-26-400036 (NZC-23-0015)-SILVER YEARS SERIES 8, LLC & KRED INVESTMENTS, LLC:

ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 2.0 acres from an RS5.2 (Residential Single-Family 5.2) Zone to an RM32 (Residential Multi-Family 32) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative street landscaping; **2)** allow access to a local street; **3)** allow modified driveway design standards; and **4)** allow modified street standards.

DESIGN REVIEW for a proposed multi-family development.

Generally located north of Tonopah Avenue and west of Walnut Road within Sunrise Manor (description on file). WM/md/kh (For possible action)

RELATED INFORMATION:

APN:

140-19-302-006

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow alternative street landscaping including an attached sidewalk adjacent to Walnut Road where landscaping and a detached sidewalk are required per Section 30.64.030 and Figure 30.64-17.
2. Allow access to a local street (Tonopah Avenue) where access to a local street is not permitted per Table 30.56-2.
3.
 - a. Reduce throat depth to 39 feet for a driveway along Walnut Road where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 (a 48% reduction).
 - b. Reduce throat depth to 7 feet for a driveway along Tonopah Avenue where a minimum of 75 feet is required per Uniform Standard Drawing 222.1 (a 90.1% reduction).
4. Reduce the departure distance from the intersection of Tonopah Avenue and Walnut Road for a driveway located along Tonopah Avenue to 119 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 (a 37.4% reduction).

LAND USE PLAN:

SUNRISE MANOR - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 1851 N. Walnut Road

- Site Acreage: 2.0
- Number of Units: 48
- Density (du/ac): 24.9
- Project Type: Multi-family development
- Number of Stories: 2 & 3
- Building Height (feet): 35
- Square Feet: 25,576 (Building A)/21,007 (Building B)
- Open Space Required/Provided: 4,800/7,852
- Parking Required/Provided: 94/106

Site Plan

The previously approved plans depict a proposed multi-family residential development consisting of 2 buildings featuring a total of 48 dwelling units with a density of 24.9 dwelling units per acre. Building A is oriented in an east/west direction along the north portion of the site and is designed with the following setbacks: 1) 20 feet from the east property line adjacent to Walnut Road; 2) 5 feet from the north property line; 3) 78.5 feet from the southeast property line and 380 feet from the southwest along Tonopah Avenue; and 4) 32 feet from the west property line. Building B is oriented in a north/south direction along the west portion of the site and is designed with the following setbacks: 1) 76 feet from the east property line; 2) 132.5 feet from the north property line; 3) 69.5 feet from the south property line adjacent to Tonopah Avenue; and 4) 48.5 feet from the west property line. Access to the site is granted via proposed driveways adjacent to Walnut Road and Tonopah Avenue. The proposed development requires 94 parking spaces where 106 parking spaces are provided. The parking spaces are located along the west property line, south of Building A and east of Building B.

Landscaping

The previously approved plans depict a landscape area measuring 6 feet in width behind a 5 foot wide attached sidewalk adjacent to Tonopah Avenue and Walnut Road. A proposed 6 foot high decorative wrought iron fence is located behind the street landscape areas. The street landscape area consists of trees, shrubs, and groundcover. A waiver of development standards is required to permit an attached sidewalk along Walnut Road. A 5.5 foot wide landscape strip, consisting of 24 inch box large Evergreen trees, is provided along the east and west property lines of the site. The development requires 4,800 square feet of open space where 7,852 square feet of open space is provided. The open space consists of the following: 1) 4,856 square feet of surface area, which includes outdoor seating areas; and 2) 2,832 square feet of balcony area distributed over 48 units.

Elevations

The previously approved plans two, 2 and 3 story multi-family buildings with varying rooflines measuring between 22 feet to 35 feet in height to the top of the parapet wall. The buildings consist of a stucco exterior with aluminum windows. All rooftop mounted equipment will be screened from the right-of-way and public view by parapet walls. The buildings will be painted with a contrasting color scheme consisting of dark and light gray.

Floor Plans

The previously approved plans depict 2 multi-family Buildings A and B, featuring 26 and 22, two bedroom units, respectively.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for NZC-23-0015:

Comprehensive Planning

- Resolution of Intent to complete in 3 years;
- Increase wall height to 8 feet along north property line;
- 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 Master Plan amendment and a 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;
- Full off-site improvements.

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.

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 #0044-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

Since the original approval in 2023, the applicant has remained committed to pursuing development consistent with the approved zoning. However, the project has not advanced to construction due primarily to economic conditions and project feasibility challenges. These include significant fluctuations in construction costs, increased financing constraints, and broader market uncertainty that have impacted development timelines throughout Southern Nevada. Despite these challenges, the applicant has been actively engaged in efforts to move the project forward, including pursuing financial partnerships, evaluating financing structures, and working with industry professionals to assess viable development strategies. These ongoing efforts demonstrate a continued good-faith commitment to advancing the project under the approved

zoning. The requested extension will allow additional time to continue these active efforts so that development will proceed under stabilized and supportable financial conditions. Furthermore, the State of Nevada has identified improving housing access and affordability as a critical priority. Recent economic analyses, including research conducted by the Guinn Center for Policy Priorities, have documented a persistent imbalance between housing supply and demand, driven in part by zoning constraints and limited housing production. Higher-density residential zoning, such as RM32, supports the efficient use of land and enables the development of additional housing units that can help address regional housing needs.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-23-0015	A zone change to reclassify the site from R-T to R-4 zoning for a multi-family development	Approved by BCC	April 2023
ZC-1083-00	A zone change to reclassify the site from T-C to R-T zoning for a future development	Approved by BCC	September 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Urban Neighborhood (greater than 18 du/ac)	RM32	Multi-family residential
South & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Compact Neighborhood (up to 18 du/ac)	RS5.2 & RM18	Multi-family residential, manufactured home park, & undeveloped

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

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds the applicant has provided justification to warrant an extension of time for the previously approved project. The previously approved multi-family development complies with Goal 1.2 of the Master Plan which encourages expanding the number of long-term affordable housing units available in Clark County. Circumstances within the surrounding area have not

substantially changed; therefore, staff recommends approval for this first extension of time request.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

Staff Recommendation

Approval.

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

- Until April 19, 2028 to complete or the application will expire unless extended with approval of an extension of time;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised that 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; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTEST:

APPLICANT: SILVER YEARS SERIES 8, LLC & KRED INVESTMENTS, LLC

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