

02/07/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0813-LAS VEGAS ROYAL OWNER, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced parking; **2)** alternative driveway geometrics; and **3)** gated access.

DESIGN REVIEW for site modifications including a proposed gated entry for an existing manufactured home park on 18.0 acres in an R-T (Manufactured Home Park) Zone.

Generally located on the north side of Vegas Valley Drive and the east side of Marion Street within Sunrise Manor. TS/bb/syp (For possible action)

RELATED INFORMATION:

APN:

161-08-202-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce visitor parking to 30 spaces where 36 spaces are required per Table 30.60-1 (a 17% reduction).
2. Permit an existing pan driveway where a commercial curb return driveway is required per Uniform Standard Drawing 222.1.
3.
 - a. Reduce the driveway throat depth to the gated access call box to 50 feet where 100 feet is required per Uniform Standard Drawing 222.1 (a 50% reduction).
 - b. Allow an access gate island to be 47 feet from street front where a maximum of 15 feet is required per Uniform Standard Drawing 222.1 (a 213% increase).
 - c. Allow a modified access gate to be one-way where a two-way access is required per Uniform Standard Drawing 222.1.

LAND USE PLAN:

SUNRISE MANOR - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 4470 Vegas Valley Drive
- Site Acreage: 18
- Project Type: Manufactured home community (55+)
- Number of Lots/Units: 179
- Number of Stories: 1
- Parking Required/Provided: 358/358 (resident)/36/30 (visitor)/30/30 (RV)

Site Plan

The plan depicts an existing 55+ manufactured home community on 18 acres with access from Vegas Valley Drive on the south side of the property. The clubhouse and swimming pool are located along the south side of the property with a total of 179 manufactured homes located adjacent to 4 interior streets. The property currently has driveways on the east and west sides of the clubhouse at Vegas Valley Drive. The new design shows one-way driveways with gated access from Vegas Valley Drive. A turn-around lane for vehicles is proposed where a home once existed directly west of the clubhouse. The design for the entrance gate is modified from the Uniform Standard Drawing 222.1 and requires waiver approval. The site currently has 2 parking spaces for each unit for a total of 358 parking spaces, 70 visitor parking spaces, and no recreation vehicle spaces. The proposed plans depict 358 resident parking spaces, 30 visitor parking spaces, and 30 recreational vehicle spaces. Seven parking spaces are removed from the west side of the clubhouse to accommodate the gated access and escape lane. The 6 space deficit for visitor parking requires a waiver.

Landscaping

The area adjacent to the new gates and the previous manufactured home site will be landscaped as part of the gate construction. Other areas not impacted by the installation of the gates will remain with existing landscaping. A decorative open tubular steel fence with stucco columns will be constructed around the escape lane, connecting to the existing property line wall adjacent to Vegas Valley Drive. The new entry fence will be up to 6 feet high with decorative steel elements. Additional trees and shrubs will be added to the landscape areas, including up to 9 additional trees around the escape lane on the west side of the clubhouse. The plans depict a new 6 foot tall decorative vehicle gate set back 10 feet from the front property line at the entrance and a 6 foot existing decorative fence along the front of the property adjacent to Vegas Valley Drive.

Applicant's Justification

The applicant is proposing to revise the existing parking to accommodate recreation vehicle parking and control access to the site with gates. The gated access will be through one-way driveways and will include a new turn-around lane for vehicles that circles a proposed median on the west side of the clubhouse. The gated access is a modified version of the example provided by Uniform Standard Drawing 222.1. Thirty of the existing visitor parking spaces will be striped for 10 foot by 22 foot recreational vehicle storage spaces. The applicant has submitted a technical traffic study that includes a queuing analysis in support of the gated access, showing no negative impact to adjacent traffic conditions. The applicant states the proposed decrease of 6 parking spaces will not create a negative condition at this property when considering it is limited to adults that are 55 and over that typically have fewer vehicles.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0109-12	Marion Street right-of-way	Approved by PC	May 2012
ZC-1083-00	County initiated zone change to reclassify all T-C zoned property in the County to R-T	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)	R-4	Apartments
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential
East	Urban Neighborhood (greater than 18 du/ac); Compact Neighborhood (up to 18 du/ac); & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-4, R-E, & C-1	Apartments, single family residential, & convenience store
West	Compact Neighborhood (up to 18 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-T, R-4, & R-3	Apartments & single family residential

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

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

The site dates back to the 1970's with a grand total of 418 parking spaces proposed with this application. The current development standards require 6 more parking spaces for visitors than is shown with the plans. While staff does not typically support reductions in parking, the site improvements for the gated access necessitate the removal of several parking spaces at the entry, reducing the provided spaces by 6 visitor spaces. This community is intended for those that are 55 years of age and over, with limited need for additional vehicles. The overall parking and traffic analysis for this property is sufficient for the anticipated use. Goal WP-1 of the Master Plan includes transit-supportive development and reinvestment in and revitalization of older neighborhoods. This site is located adjacent to an RTC bus line on Vegas Valley Drive as well as within 1,600 feet of a bus route along Lamb Boulevard, which may reduce the need for additional on-site parking. Staff can support the proposed waiver request.

Design Review

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.

The modified entrance gate layout provides more than adequate one-way access and the site will maintain 2 points of access for emergency services when considering the exit may also be used. There is adequate space at the entrance to provide clear access for more than 1 vehicle across the driveway and into the property. The addition of a large amount of shrubs and trees to enhance the entrance of this property is welcomed by staff. Staff supports this request.

Public Works - Development Review

Waiver of Development Standards #2

Commercial curb return driveways help mitigate traffic by allowing a smooth transition from the road into site, whereas pan driveways require vehicles to nearly come to a stop to negotiate a turn into a site. With the access gates being added on-site, staff finds that it is imperative to improve the driveways for public safety. Staff finds that a commercial pan driveway will only work for the exit only driveway. Therefore, staff cannot support this request.

Waiver of Development Standards #3

Staff has no objection to the reduction in throat depth and modification to the gates standards as the applicant has worked with our staff on the design of the access gate.

Staff Recommendation

Approval of waivers of development standards #1 and #3 and design review; denial of waiver of development standards #2.

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 an application for a zoning inspection.
- 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; 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; 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

- Traffic study and compliance.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: REAL PROJECTIVES

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