

09/05/23 PC AGENDA SHEET

MULTIPLE FAMILY RESIDENTIAL
(TITLE 30)

GRAND CANYON DR/TROPICANA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0437-B-R OVATION LIMITED PARTNERSHIP:

WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with an approved multiple family development on 7.0 acres in an R-5 (Apartment Residential) Zone.

Generally located on the east side of Grand Canyon Drive and the south side of Tropicana Avenue within Spring Valley. JJ/sd/syp (For possible action)

RELATED INFORMATION:

APN:

163-30-501-002; 163-30-518-003

WAIVER OF DEVELOPMENT STANDARDS:

Increase the height of a combination retaining/screen wall to 12 feet (7 foot retaining wall with 5 foot screen wall) where a maximum height of 9 feet (3 foot retaining wall with 6 foot screen wall) is allowed per Section 30.64.050 (a 33% increase).

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 7
- Project Type: Wall height

History

The plans depict an approved nonconforming zone change to an R-5 zone for a 4 story multiple family development consisting of 174 units, which was approved via NZC-19-0886 by the Board of County Commissioners (BCC) in February 2020 for APN 163-30-501-002 (east 4.7 acres). The application was approved with a waiver for 8 foot walls along the south and east property lines. In addition, a nonconforming zone change (NZC-21-0423) was approved by the BCC in November 2021 to reclassify the southern 2.4 acres to an R-5 zone with a design review for the multiple family development for the overall 7 acres. This application is for an increase in the retaining wall height.

Site Plans

The plans depict multiple family buildings which are centrally located within the project site. Primary access to the east portion of the project site is granted via an approved driveway along Tropicana Avenue. A secondary point of access exists with crash gates. An existing 5 foot wide attached sidewalk is located adjacent to Grand Canyon Drive. The overall multiple family development, consisting of APN's 163-30-501-002 and 163-30-518-003, requires 448 parking spaces where 450 parking spaces are provided.

The applicant has now submitted another application to increase the retaining wall height for a 7 foot retaining wall with a 5 foot screen wall to allow for the site being lower than adjacent properties. A 7 foot retaining wall with a 5 foot screen wall is located along Grand Canyon Drive behind 6 feet of landscaping. A 10 foot landscape strip is provided the southern property line. A 7 foot retaining wall is within that strip and set back 3 feet, which creates a 4 foot planter. The eastern property line is adjacent to a C-2 zoned property.

Landscaping

Landscaping is not a part of this application.

Elevations

The plans depict perimeter walls of up to 12 feet, being terraced and behind landscaping. The proposed walls have 28 inch square concrete caps and decorative split face concrete block walls.

Applicant's Justification

The applicant states they are requesting a waiver to increase the wall height (7 foot retaining wall, 5 foot screen wall) for a total of 12 feet high. The applicant states this is required because the site entrance is off Tropicana Avenue, which in this location is 24 feet lower than the southwest corner of the site. In order to meet ADA access requirements, they need to maintain a relatively flat site design which requires the proposed site to be 7 feet lower than the existing developments to the south.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-21-0423	Reclassified 2.4 acres from C-1 and C-2 to R-5 zoning; with waivers for increased wall height and building height; and design review for a multiple family residential development and site modifications to previously approved plans	Approved by BCC	November 2021
NZC-19-0886	Reclassified a portion of the project site to R-5 zoning for a multiple family residential development	Approved by BCC	February 2020
VS-19-0887	Vacated patent easements and right-of-way	Approved by BCC	February 2020

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0821-02 (ET-0179-05)	First extension of time for alternative landscape and screening requirements in conjunction with a shopping center - expired	Approved by BCC	September 2005
VS-0664-03	Vacated various easements	Approved by PC	June 2003
WS-0821-02	Alternative landscape and screening requirements in conjunction with a shopping center - expired	Approved by BCC	August 2002
VS-0758-02	Vacated patent easements - recorded	Approved by PC	July 2002
TM-0221-02	1 lot commercial subdivision	Approved by PC	July 2002
ZC-0217-02	Reclassified the project site to C-1 and C-2 zoning for a future commercial development	Approved by BCC	April 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2 & C-1	Undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
East	Corridor Mixed-Use	R-5 & R-2	Undeveloped
West	Corridor Mixed-Use	C-1 & C-2	Undeveloped

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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.

Staff finds the proposed increase to the perimeter wall height will help to maintain historic drainage patterns to meet Clark County drainage criteria, and the fact the applicants property is lower in elevation than the adjacent properties necessitates an increase to the combined screen wall and retaining wall height. Staff finds the increased wall height should have minimal to no impact on the surrounding land uses and properties as the 7 foot retaining walls face towards the applicant’s property and not towards the street or other adjacent properties; therefore, staff recommends approval.

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

- 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 this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: OVATION CONTRACTING, INC.

CONTACT: IMPULSE CIVIL ENGINEERING, 7485 W. AZURE DR, STE 226, LAS VEGAS, NV 89130