

MULTIPLE FAMILY DEVELOPMENT
(TITLE 30)

UPDATE
FORD AVE/MARYLAND PKWY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-23-0538-STORYBOOK INVESTMENTS, LLC:

ZONE CHANGE to reclassify 9.6 acres from an R-3 (Multiple Family Residential) Zone to an R-5 (Apartment Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; **2)** signage; **3)** trash enclosure; **4)** attached sidewalk with alternative landscaping; **5)** reduce street width; and **6)** modified driveway design standards.

DESIGN REVIEWS for the following: **1)** proposed multiple family residential development; **2)** signage and lighting; **3)** alternative parking lot landscaping; and **4)** finished grade.

Generally located on the north and south sides of Ford Avenue and the east side of Maryland Parkway within Paradise (description on file). MN/rk/syp (For possible action)

RELATED INFORMATION:

APN:

177-14-301-016 through 177-14-301-019; 177-14-401-001; 177-14-401-031; 177-14-410-010; 177-14-410-011

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 53 feet where a maximum of 50 feet is permitted per Table 30.40-3 (a 6% increase).
2.
 - a. Allow wall signs where not permitted in residential zoning districts per Table 30.72-1.
 - b. Increase area for project identification signs to 89 square feet where a maximum of 70 square feet are permitted per Table 30.72-1 (a 27% increase).
 - c. Increase height for project identification signs to 11 feet where a maximum of 10 feet is allowed per Table 30.72-1 (a 10% increase).
3. Reduce the trash enclosure setback to 5 feet where 50 feet is the minimum setback from a residential development per Section 30.56.120 (a 90% reduction).
4. Allow an attached sidewalk with reduced street landscaping where detached sidewalks and landscaping are required per Figure 30.64-17 and Section 30.64.030.
5. Reduce the width of a public right-of-way (Ford Avenue) to 48 feet where 60 feet is required per Section 30.52.030 (a 20% reduction).
6.
 - a. Reduce the driveway throat depth for a call box to 84 feet where 100 feet is required per Uniform Standard Drawing 222.1 (a 16% reduction).
 - b. Reduce driveway throat depth to zero feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (a 100% reduction).

- c. Allow a driveway at a width of 62 feet where 40 feet is the maximum per Chapter 30.52 (a 55% increase).

DESIGN REVIEWS:

1. A proposed multiple family residential development.
2. Site signage and lighting.
3. Alternative parking lot landscaping on portions of the site where landscaping fingers are required per Figure 30.64-14.
4. Increase finished grade to 104 inches (8.7 feet) where a maximum of 36 inches (3 feet) is the standard per Section 30.32.040 (a 189% increase).

PROPOSED LAND USE PLAN:

WINCHESTER/PARADISE - URBAN NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: 1320 Ford Avenue
- Site Acreage: 9.6
- Number of Units: 272
- Density (du/ac): 28.3
- Project Type: Multiple family residential development
- Number of Stories: 4
- Building Height (feet): Up to 53
- Square Feet: 275,404
- Open Space Required/Provided: 27,200/53,608
- Parking Required/Provided: 454/455

Site Plans

The plans depict a proposed gated multiple family project consisting of 2 buildings and a clubhouse. The site design shows Ford Avenue separating the northern half of the development from the southern half of the development. The portion of the project on the north side of Ford Avenue will consist of one, 4 level building with 188 apartment units and the portion of the project on the south side of Ford Avenue will consist of the clubhouse and one, 4 level building with 84 apartment units. There will be 2 driveways to the northern half of the development from Ford Avenue and 1 access point and a crash gate on the southern half of the development from Ford Avenue. No access is shown from Maryland Parkway to the west. The site is 9.6 acres with a density of 28.3 dwelling units per acre. The complex will provide 1, 2, and 3 bedroom units. Open space and landscaping are equitably distributed throughout the development and consist of active and passive open space areas. Internal circulation within the project consists of 24 foot wide drive aisles. Parking will consist of covered and surface parking spaces for both residents and visitors, which are distributed throughout the development. The waiver of development standards to reduce separation of the trash enclosure occurs near the northwest corner of the project located 5 feet east of an existing multiple family complex.

Landscaping

Street landscaping consists of 10 feet of landscaping behind an existing attached sidewalk along Maryland Parkway and 10 feet of landscaping behind partially existing and proposed attached sidewalks along Ford Avenue. The perimeter landscaping includes an 8 foot to 10 foot wide landscape planter along the interior property lines with the trees planted 20 feet on center. Interior to the site, open space and landscaping are equitably distributed throughout the development and consist of active and passive open space areas which include a swimming pool, spa, courtyards, dog parks, and clubhouse. The recreation open space areas are facing Ford Avenue surrounded by the buildings in a courtyard fashion. The amount of passive and active open space is depicted at 53,608 square feet where 27,200 square feet is required. The alternative parking lot landscaping occurs near portions of the building footprints to provide covered parking for the residences.

Elevations

The residential buildings are 4 stories, up to 53 feet high, consisting of stucco, vinyl windows, and aluminum picket railings. The height of the buildings vary slightly from 47 feet to 53 feet and has been designed to break-up the roofline and enhance the overall look of the building. The buildings elevations will feature a variety of colors including blues, light/dark grays, green, and oranges accents. The units will have balconies with wrought iron railings. The clubhouse, leasing office, and various additional amenities are internal to the building.

Floor Plans

The plans show a mix of 1, 2, and 3 bedroom units consisting of 168, one bedroom units; 88, two bedroom units; and 16, three bedroom units. The clubhouse is shown at 7,700 square feet and includes a fitness room, club room, mail room, and leasing office.

Signage

The plans depict 38 square foot, internally illuminated wall signs, constructed of pan channel letters with a combination of white acrylic and magenta vinyl faces. The wall signs are at 3 locations (Signs B1 - B3) on the buildings. Sign B1 is located on the east elevation of the building on the north side of Ford Avenue, oriented towards I-215. Sign B2 is shown on the west end of the multiple family building located on the south side of Ford Avenue with signage facing north towards Ford Avenue and an existing multiple family complex. Sign B3 is shown on the south elevation of the building located on the north side of Ford Avenue, oriented towards Ford Avenue and the remainder of the subject multiple family project. Each sign will be approximately 38 square feet. Wall signs are allowed only in the CRT and C-P zones and all other non-residential districts.

The plans also show 3 identical, 11 foot by 89 square foot, internally illuminated project identification/monument signs, constructed of pan channel letters with a combination of white and blue vinyl faces. The pan channel letters sit on top of a CMU block base with most of the signs shown less than 7 feet in height. The first sign is located at the intersection of Maryland Parkway and Ford Avenue. The second sign is located just east at the first driveway entrance into the development. The third sign is located at the main entrance on the north side of Ford Avenue. All the signs are shown set back 10 feet from property line.

Lighting

The plans depict the type of lighting, approximate heights of lighting fixtures, and a photometric plan demonstrating compliance with the Code. The height at which the lighting fixtures are installed on the exterior walls, as depicted on the elevations, ranges between 12 feet to 19 feet. All exterior building light fixtures are full cut-off and similar in terms of design, materials, finish, color, and color of light. The proposed freestanding luminaries (light poles) have a maximum height of 25 feet, where a maximum height of 25 feet is permitted by Code.

Applicant's Justification

According to the applicant the character of the area is multiple family. The site is adjacent to either multiple family, commercial, or an eight-lane highway (I-215) making this zone boundary amendment appropriate for the area. In 2017 and 2018, conforming zone changes for this site were approved to R-3 zoning on both sides of Ford Avenue. There were no imposed conditions on either zone change limiting unit count or height. In fact, the R-3 developments were approved at 40 feet, which is over the height allowed in the zoning district. In addition, to the north of this project is a developed, 3 story multiple family project also approved at a height of 40 feet. The applicant indicates the normal vacancy rate in Las Vegas is around 6%. Vacancy reached 4.1% in the second quarter of 2021. There is a need for rental housing in the Las Vegas Valley and this design will provide a mix of unit types, with an attractive appearance with amenities and almost double the amount of required open space. Lastly, the applicant states that the proposed wall signs face either the I-215 or other multiple family developments across Ford Avenue and will not impact the single family development further west. The applicant states that the additional area and height for the project identification signs are needed since the signs have an artistic signature with an "i" that rises above the name and a "y" that drops below the name. Additionally, the applicant states that the proposed signs are not out of place and have been approved in the past for other Calida Developments.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|--|-----------------|---------------|
| ZC-17-1114 | Reclassified a portion of the overall site to R-3 zoning for a multiple family residential development | Approved by BCC | February 2018 |
| NZC-0861-14 | Reclassified a portion of the overall site to R-3 zoning for a multiple family residential development - expired | Approved by BCC | January 2014 |
| ZC-0780-14 | Reclassified a portion of the overall site to R-3 zoning for a multiple family complex | Approved by BCC | November 2014 |
| DR-1367-03 | Office complex - expired | Approved by BCC | October 2003 |
| ZC-0583-03 | Established the C-1 zoning for a portion of this site in conjunction with a larger office/commercial complex | Approved by BCC | June 2003 |
| ZC-0964-01 | Established the C-P zoning for a portion of this site in conjunction with a larger office/commercial complex | Approved by BCC | October 2001 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|-------|---|------------------------|--|
| North | Compact Neighborhood (up to 18 du/ac) | R-E, R-3, & C-1 | Multiple family residential, single family residential & undeveloped |
| South | Neighborhood Commercial & Compact Neighborhood (up to 18 du/ac) | C-1, C-P, & R-E | Commercial complex & undeveloped |
| East | Compact Neighborhood (up to 18 du/ac) | R-3 | Multiple family complex & I-215 |
| West | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Compact Neighborhood (up to 18 du/ac) | R-2 & R-3 | Single family residential & multiple family residential |

Related Applications

| Application Number | Request |
|---------------------------|--|
| VS-23-0539 | A request to vacate patent easements and right-of-way is a companion item on this agenda. |
| PA-23-700024 | A plan amendment to re-designate the land use category from Compact Neighborhood (CN) to Urban Neighborhood (UN) is a companion item on this agenda. |

STANDARDS FOR APPROVAL:

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

Analysis**Comprehensive Planning**Zone Change

There is a concurrent Master Plan Amendment application to re-designate the land use category from Compact Neighborhood (CN) (up to 18 du/ac) to Urban Neighborhood (UN) (greater than 18 du/ac). The project is compatible with developments typically seen near the I-215 in terms of density and intensity. As such, the site is uniquely situated to provide the additional housing needs, not only to the area, but also to commercial areas along Maryland Parkway and I-215. The site is an in-fill request and fits in with other multiple family developments around it. This project also satisfies policies within the Master Plan which encourages, in part, that new developments should be complementary and similar in scale and intensity to the surrounding land uses; therefore, staff can support the zone boundary amendment request.

Waivers 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.

Waiver of Development Standards #1

Staff does not have an objection to the increased building height as it should have minimal impact on the surrounding land uses. The increased building height is necessary to accommodate and screen mechanical equipment and is not for habitable area. The building elevations are substantially enhanced with architectural detailing and treatments that make for a more interesting streetscape; therefore, staff does not anticipate any adverse impacts from the increased height and can support this portion of the request.

Waiver of Development Standards #2 & Design Review #2

Staff can support the proposed wall sign request. The wall signs have no direct impact to single family residential development and is across the street from an existing multiple family development. The additional area and height for the project identification signs are needed since the signs have an artistic signature with an “i” that rises above the name and a “y” that drops below the name. The overall signage is cohesive and unified and will be constructed of material consistent with the project's overall design. The location of signage is also compatible with the character and scale of the overall project. Therefore, the signs are compatible with the surrounding area and staff can support these portions of the request.

Waiver of Development Standards #3

Although the reduction in trash enclosure setback is mitigated by a landscape area along the western property line, staff finds that there is sufficient room on the site to provide the required separation. The adjacent residential development to the west should not be impacted by this proposal since the enclosure could be easily located closer to the apartment building, thus meeting the separation requirement. Furthermore, the request conflicts with policies of the Master Plan that states when new development is proposed adjacent to existing development, nuisances caused by incompatible uses, noise, lighting, and signs that detract from, and are not consistent with the existing residential development should be prevented. Therefore, staff cannot support this portion of the request.

Waiver of Development Standards #4

While staff does not typically support attached sidewalks where detached sidewalks are required, the sidewalk along Maryland Parkway has been installed and there are portion of Ford Avenue that have attached sidewalks and similar landscaping. The 10 feet of landscape area proposed by the applicant will still provide landscaping along the west side of the site and along Ford Avenue, which will improve the aesthetics of the streetscape and the surrounding area; therefore, staff can support this waiver.

Design Review #1

The multiple family project provides several amenities including open space, swimming pool, spa, clubhouse, and barbeque pits within the complex in compliance with policies of the Master Plan, which encourages multiple family developments to provide amenities for residents. Furthermore, the building includes off-set surface planes, an aesthetically pleasing color palette,

and parapet walls along the roofline at various heights. Therefore, staff can support this portion of the request.

Design Review #3

As for the lighting, staff finds that careful consideration was taken when selecting fixtures to limit the amount of light pollution to the surrounding properties, as well as the impact on vehicles traveling on the adjacent streets. All Code requirements regarding lighting, hoods, and pole heights have been observed by the applicant. Additionally, the site is bounded by public rights-of-way in the middle and west side of the project, which has or will have full off-site improvements with public street lighting; therefore, staff does not anticipate any adverse impacts to the surrounding area and can support the request.

Public Works - Development Review

Waiver of Development Standards #5

Staff has no objection to the reduction in street width for Ford Avenue east of Maryland Parkway. Ford Avenue should see minimal traffic as it ends at this site.

Waiver of Development Standards #6a

Although the throat depth distance to the call box does not comply with the minimum standard, the applicant has placed the gates farther into the site, which will provide more room for vehicles to exit the right-of-way, reducing stacking in the right-of-way to avoid collisions. Therefore, staff has no objection to this request.

Waiver of Development Standards #6b

Staff has no objection to the reduction on throat depth for all the driveways on Ford Avenue. The applicant provided additional landscape buffers adjacent to the entrances into the site. The buffers improve the visibility of traffic trying to access the site, allowing vehicles to safely exit the right-of-way.

Waiver of Development Standards #6c

Staff cannot support the request to increase driveway width for the easternmost driveway on Ford Avenue. Staff finds the increased driveway width will cause conflict between pedestrians crossing the driveway and vehicles entering and exiting the site. Staff finds that a standard driveway width combined with a larger cul-de-sac will provide the turnaround needed for the Fire Department.

Design Review #4

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

Staff Recommendation

Approval of the zone change, design reviews, waivers of development standards #1, #2, #4, #5, #6a, and #6b; denial of waivers of development standards #3 and #6c. This item has been forwarded to the Board of County Commissioners for final action.

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.

STAFF CONDITIONS:**If approved:****Southern Nevada Health District (SNHD) - Engineering**

Applicant is advised that there is an active septic permit on APN 177-14-301-016; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

PLANNING COMMISSION ACTION: October 3, 2023 – APPROVED – Vote: Unanimous Comprehensive Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Relocate the trash enclosure on APN 177-14-301-016 to meet or exceed the 50 foot requirement from the western boundary;
- Provide a pedestrian crossing between the project sidewalk and the trash enclosure located at the southeast portion of APN 177-14-301-019;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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; and that the waivers of development standards and design reviews must commence within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 18 feet to 30 feet for Ford Avenue and an off-set cul-de-sac at the east end of Ford Avenue;
- Coordinate with Public Works for the dedication of right-of-way for the Beltway on APNs 177-14-401-031 and 177-14-301-027.

- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Fire Prevention Bureau

- 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.

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 #0288-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS: 9 cards

APPLICANT: THE CALIDA GROUP, LLC

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