

06/18/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0331-TROPICANA TRAILS, LLC:

WAIVER OF DEVELOPMENT STANDARDS to allow non-standard improvements within a public right-of-way.

DESIGN REVIEW for modifications to a previously approved multi-family residential development on 2.50 acres in a CG (Commercial General) Zone.

Generally located on the east side of Boulder Highway, 288 feet south of Tropicana Avenue within Whitney. JG/rr/cv (For possible action)

RELATED INFORMATION:

APN:

161-28-510-024

LAND USE PLAN:

WHITNEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.50
- Project Type: Multi-family residential (affordable housing)
- Number of Units: 50
- Density (du/ac): 20
- Number of Stories: 2
- Building Height (feet): 13 (carports)/35 (multi-family building)
- Square Feet: 46,322
- Open Space Required/Provided: 21,812/24,079
- Parking Required/Provided: 68/74
- Sustainability Required/Provided: 5/7

History & Site Plan

UC-24-0360, was approved to allow a 50 unit affordable housing multi-family residential development on the subject site, with an 8 foot tall CMU wall around the entire perimeter of the site including along the northern property boundary. A 30 foot wide drainage easement is present along the northern property boundary. During the second Public Works Drainage Study, it was determined that the wall could not be constructed along the northern property line within the drainage easement.

A revised site plan has been provided which indicates that two, 38 foot long, 8 foot tall expanded metal fences are proposed to be constructed across the full width of the drainage easement located on the subject property. The fences will feature metal panels with a rigid, open mesh design. The western fence is proposed to be set back 18 feet from the property line adjacent to Boulder Highway and aligns with the CMU wall located to the south. The eastern fence connects and aligns with a CMU wall located along the eastern property line. The site plan indicates two 16 foot wide double gates north of the northern property line within an existing right-of-way for a drainage channel. The gates will also feature metal panels. An 8 foot tall CMU wall is proposed to be located within the public right-of-way north of and parallel with the northern property line. The wall will connect at each end with the 2 double gates and fences. Access to the right-of-way will be through the double gates provided at each end of the fence. The applicant is requesting a waiver to allow the CMU wall, fences, and gates, which are non-standard improvements, to be located within the right-of-way.

Other changes to the original site plan approved by UC-24-0360 include the addition of 2 carports covering 33 parking spaces located within the west side of the property. The carports are set back 19 feet from the property line along Boulder Highway. Furthermore, the covered parking spaces include 15 EV-capable spaces located north of a 35 foot wide driveway along Boulder Highway. To the east of the covered parking area and north of the driveway are 2 additional EV-capable and 2 EV-installed parking spaces. UC-24-0360 included a waiver of development standards to eliminate EV-capable and EV-installed spaces. The number of parking spaces provided has increased from 69 parking spaces to 74 parking spaces.

Landscaping

The plans indicate that 4 landscape islands containing 4 trees are no longer proposed for the covered parking spaces located along the west side of the property. No other changes to the previously approved plans are indicated for the parking area's landscaping or the street landscaping.

Elevations

The plans for the covered parking areas indicate the carports with a vertical clearance of 10 feet and an overall height of 13 feet. The plans indicate solar panels will be placed on the roofs of the carports. No changes are proposed to the previously approved plans for the multi-family building. Plans for the metal fence indicate it will be 8 feet above grade with posts a maximum of 8 feet apart.

Floor Plans

No changes to the previously approved multi-family building floor plans are proposed.

Applicant's Justification

The applicant is requesting to allow the construction of an 8 foot tall CMU wall along the north side of a public right-of-way and an expanded metal fence within a drainage easement where indicated on the site plan. During the review process, Public Works advised that the proposed perimeter wall cannot be constructed within the drainage easement along the northern property line, and as shown on the plan. Additionally, changes to the original design review approved

under UC-24-0360 are proposed. This request includes adding 2 carports, removing 4 landscape islands, adding 17 EV-capable, 2 EV-installed spaces, and adding 5 parking spaces.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-24-0360	Use permit and design review for multi-family dwellings (affordable housing) and a waiver for EV-capable and EV-installed parking spaces	Approved by PC	September 2024
ZC-0173-04	Reclassified site from H-2 to C-2 zoning for an auto parts building	Approved by BCC	March 2004
VS-1645-94	Vacated and abandoned a portion of Tropicana Avenue - retention of 30 foot drainage easement	Approved by BCC	January 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Retail & place of worship
South	Corridor Mixed-Use	CG	Vehicle maintenance & repair
East	Corridor Mixed-Use	RS2	Single-family residential
West	Corridor Mixed-Use	CG & H-2	Multi-family residential & restaurant

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

Waiver 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 uses 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.

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 other 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 applicant has proposed certain modifications to the design approved by UC-24-0360. These changes include adding 2 carports which have resulted in the removal of 4 landscape islands and a reduction of 4 trees. However, covered parking spaces do not require landscape islands. The revised plan includes the required EV-capable and EV-installed parking spaces which were previously waived and 5 additional parking spaces. Additionally, proposed fence and wall is compatible with the surrounding uses and should not negatively impact any adjacent roadways, neighborhood traffic, or be undesirable in appearance. Therefore, staff can support this request.

Public Works - Development Review

Waiver of Development Standards

The applicant is responsible for maintenance and up-keep of any non-standard improvement; the County will not maintain any non-standard improvements placed in the public right-of-way. Staff can support the Waiver of Development Standards, but the applicant must execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

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

- Expunge the waiver of development standards under UC-24-0360;
- 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;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- No comment.

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 #0107-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Whitney - approval.

APPROVALS:

PROTESTS:

APPLICANT: GEORGE GEKAKIS, INC.

CONTACT: GEORGE GEKAKIS, INC., 2655 S. RAINBOW BOULEVARD, SUITE 401,
LAS VEGAS, NV 89146