

MULTIPLE FAMILY & COMMERCIAL DEVELOPMENT
(TITLE 30)

CRAIG RD/CALIMESA ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-21-400145 (NZC-0277-15)-S.K. INC PROFIT SHARING PLAN & TRUST:

ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 0.37 acres from an R-1 (Single Family Residential) Zone to an R-3 (Multiple Family Residential) Zone, and 0.74 acres from an R-E (Rural Estates Residential) Zone and an R-1 (Single Family Residential) Zone to a C-1 (Local Business) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow non-standard improvement within the right-of-way; **2)** reduced landscaping along a street frontage (Craig Road); **3)** allow access to a residential local street (Calimesa Street); **4)** modify street standards in accordance with Clark County Uniform Standard Drawings.

DESIGN REVIEW for a multiple family development.

Generally located on the east and west sides of Calimesa Street and the south side of Craig Road within Sunrise Manor (description on file). MK/bb/jo (For possible action)

RELATED INFORMATION:

APN:

140-05-203-002; 140-05-203-003; 140-05-302-001; 140-05-303-001; 140-05-303-002

WAIVERS OF DEVELOPMENT STANDARDS

1. Allow non-standard improvements (landscaping) within the right-of-way (Calimesa Street) where not permitted.
2. Reduce the landscape area along a street frontage (Craig Road) to 8 feet with an attached sidewalk where a 15 foot wide landscape area is required along an arterial or collector street (a 47% reduction).
3. Allow commercial development to access a residential local street (Calimesa Street).
4.
 - a. Reduce throat depth to 5 feet where 25 feet is the minimum per Uniform Standard Drawing 222.1 (a 16% reduction).
 - b. Reduce throat depth to 11 feet 6 inches (previously 13 feet) where 25 feet is the minimum per Uniform Standard Drawing 222.1 (a 54% reduction).
 - c. Reduce the distance between a driveway and an intersection (approach side) to 70 feet 2 inches (previously 56 feet) where 150 feet is the minimum per Uniform Standard Drawing 222.1 (a 53% reduction).

LAND USE PLAN:

SUNRISE MANOR - OFFICE PROFESSIONAL

SUNRISE MANOR - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 0.37 (residential component)/0.74 (commercial component)
- Number of Units: 5
- Density (du/ac): 13.5
- Project Type: Multiple family and commercial development
- Open Space Required/Provided: 1,000/1,267 square feet (residential component)
- Number of Stories: 1 (commercial component)/1 (residential component)
- Building Height: 21 feet (commercial component)/16 feet (residential component)
- Parking Required/Provided: 33/34 (commercial component)/9/9 (residential component)

Residential Component

Site Plans

The approved plans depict a multiple family residential building consisting of 5 units. The site is 0.37 acres with a density of 13.5 dwelling units per acre. The building is located towards the southern portion of the site with a surface parking lot shown to the north. The building is 4,050 square feet consisting of 3, one bedroom units and 2, two bedroom units. Open space is shown east of the residential building and consists of a barbeque pit and other passive open space areas. The setbacks of the building are as follows: 77 feet to the north property line; 10 feet to the south property line; 20 feet to the east property line; and 10 feet to the west property line. Per Title 30 requirements, for buildings 35 feet or less, the setback may be reduced to zoning district minimum with an intense landscape buffer (which this site provides). There is 1 access point shown from Calimesa Street to the east. The original proposal included waivers of development standards for setbacks and landscaping, but were subsequently withdrawn.

Landscaping

The approved street landscape buffer is shown at 8 feet to 20 feet in width and with an existing attached sidewalk. Additional portions of the street landscaping (4 feet to 6 feet) will be in the right-of-way which requires the waiver of development standards to allow non-standard improvements within the right-of-way. Around the building footprint and north of the residential building landscaping is equitably distributed throughout the site. The amount of active open space is depicted at 1,267 square feet where 1,000 square feet is required. This project has common property lines with an existing single family development to the south and west. The landscaping shown at these locations is 10 feet wide, with an intense landscape buffer which includes a double row of off-set Mondel pines.

Elevations

The approved plans depict a 1 story, 16 foot high building with cement plaster siding and a pitched concrete tile roofing which resembles a traditional 1 story residential building. Window trim, varied rooflines, and architectural pop-outs will be provided on all sides of the building.

Floor Plans

The building is 4,050 square feet consisting of 3, one bedroom units and 2, two bedroom units.

Commercial Component

Site Plan

These proposed plans were not approved as a condition of approval and requires a redesign; therefore, there are no approved plans for the commercial site.

Previous Conditions of Approval

Listed below are the approved conditions for ET-18-400188 (NZN-0277-15):

Current Planning

- Until August 5, 2021 to complete.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and 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

- Compliance with previous conditions.

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 #0492-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Listed below are the approved conditions for NZC-0277-15:

Current Planning

- A reduction to R-3 zoning for the west parcel (APN 140-05-302-001);
- A resolution of intent to complete construction in 3 years;
- Redesign commercial pad site to the northwest corner of the site;
- Submit a commercial subdivision map for commercial project;
- Design review as a public hearing on final plans;
- Any lighting to be low level with any light source to be shielded with “full cut-off” fixtures (light lens not visible), floodlights, spotlights, or other similar lighting shall not be permitted to illuminate buildings;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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;
- Traffic study and compliance;
- Full off-site improvements;
- Per Regional Transportation Commission dedicate and construct right-of-way for bus turnouts with a right lane into commercial property and a passenger loading/shelter area

in accordance with Regional Transportation Commission Standards along Craig Road to enhance the safety of the existing stop;

- Nevada Department of Transportation approval.

Building/Fire Prevention

- Applicant is advised that the proposal has been reviewed and it does not conflict with Fire Code requirements.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that existing sewer is located within 400 feet of the parcels; and that at the time of development CCWRD requires submittal of civil improvement plans and estimated wastewater flow rates to determine sewer point of connection.

Applicant’s Justification

The property owner has been delayed in developing this site due to the Covid-19 pandemic and several related deaths in the family. The owner intends to begin work again this year. The owner is in discussion with several fast food franchises and has been unable to secure an agreement to date.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-18-400188 (NZC-0277-15)	First extension of time for R-3 and C-1 zoning	Approved by BCC	October 2018
NZC-0277-15	Original application to establish the R-3 and C-1 zoning for a multiple family and commercial development	Approved by BCC	August 2015
DR-1326-05	4,000 square foot automobile maintenance building on the proposed commercial site - expired	Approved by BCC	October 2005
ZC-0208-03	Reclassified the proposed commercial site to C-1 zoning (request for C-2 reduced to C-1 zoning) for a 6,200 square foot commercial center and a waiver to allow commercial access from a residential street (Calimesa Street) - expired	Approved by BCC	May 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Office Professional & Business and Design/Research Park	R-E & M-D	Undeveloped & office/warehouse complex
South & West	Residential Suburban	R-1	Single family residential
East	Commercial General & Residential Suburban	C-2 & R-1	Commercial center & single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed 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 or policies affecting the subject property. Using the criteria set forth in Title 30, although no substantial changes have occurred at the subject site since the original approval, the applicant has made no progress toward commencement of this project since the original approval more than 6 years ago. Therefore, staff cannot support an additional extension of time.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time. However, since Planning is recommending denial, staff cannot support this extension of time.

Staff Recommendation

Denial.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- Until August 5, 2023 to complete.
- 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; 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

- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- Compliance with previous conditions.

Current Planning Division - Addressing

- Compliance with previous conditions.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: S.K. INC PROFIT SHARING PLAN & TRUST

CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE,
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