

SENIOR HOUSING
(TITLE 30)

SAHARA AVE/MEYERS CT

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0579-WEST SAHARA SENIOR HOUSING LIMITED PARTNERSHIP:

WAIVER OF DEVELOPMENT STANDARDS to reduce landscaping.

DESIGN REVIEWS for the following: **1)** modifications to a previously approved senior housing facility; and **2)** finished grade on 4.5 acres in an R-4 (Multiple Family Residential - High Density) Zone.

Generally located on the south side of Sahara Avenue, the west side of Meyers Court (alignment), and the north side of Laredo Street within Spring Valley. JJ/jt/jo (For possible action)

RELATED INFORMATION:

APN:

163-09-501-004

WAIVER OF DEVELOPMENT STANDARDS:

Reduce street landscaping width along Sahara Avenue to 8 feet where 10 feet was previously approved and 15 feet is required per Section 30.64.030 (a 47% decrease).

DESIGN REVIEWS:

1. Modifications to a previously approved senior housing facility.
2. Increase finished grade to 70 inches where 36 inches was previously approved and a maximum of 18 inches is the standard per Section 30.32.040 (a 289% increase).

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: 8007 W. Sahara Avenue
- Site Acreage: 4.5
- Number of Lots/Units: 171
- Density (du/ac): 38
- Project Type: Senior housing
- Number of Stories: 3
- Building Height (feet): 39 (43 feet was previously approved)

- Open Space Required/Provided: 17,400/40,873
- Parking Required/Provided: 171/172

Overview

The site was previously approved for R-4 zoning for a senior housing project (NZC-21-0020). This application is for modifications to the previously approved senior housing project. Changes include reducing the street landscaping along Sahara Avenue, increasing finished grade, minor aesthetic changes to the exterior elevations, and reducing the number of senior housing units.

Site Plan

The site plan depicts an approved senior housing building located near the center of the site. Setbacks are still approximately 70 feet to the north property line along Sahara Avenue, 55 feet to the east property line, 78 feet to the south property line along Laredo Street, and 53 feet to the west property line. Vehicular access is provided from a single driveway on the east side of the site to the Meyers Court cul-de-sac. A drive aisle circles the building and provides access to parking spaces located around the perimeter of the site. Trash enclosures are located on the east and west sides of the site, set back 6 feet from the east property line and 5 feet from the west property line. Pedestrian paths connect the site to Sahara Avenue to the north, to Meyers Court to the east, and to Laredo Street to the south.

Landscaping

Landscaping is located along the north, east, and south property lines, and around the base of the building. No landscaping was approved along the west property line, which is adjacent to a mini-warehouse facility, and no parking lot landscape fingers were approved.

Along the north property line, the plans previously depicted a 10 foot wide landscape strip where 15 feet is required. This application includes a waiver of development standards to further reduce the landscaping strip along Sahara Avenue to 8 feet wide. However, an additional 10 foot wide strip is located behind the existing attached sidewalk in the Sahara Avenue right-of-way. The plans depict landscaping in this area between the back of the sidewalk and the northern property line. A waiver of development standards was previously approved for non-standard improvements (landscaping) in the right-of-way.

Along the south property line, adjacent to Laredo Street, the plans depict a row of parking spaces, an 8 foot high wall, and a 10 foot wide landscape strip behind a proposed attached sidewalk. Landscaping now includes 36 inch box African Sumac and pine trees spaced 10 feet on center along Laredo Street, consistent with a previous condition of approval. A pedestrian gate will be in the southwestern portion of the site in the block wall along Laredo Street.

Amenities on the site include a pool and 2 walking paths. The pool and each walking path are located between different wings of the building. Overall, 40,873 square feet of open space is still provided where 17,400 square feet is required.

Elevations

The elevations depict a 3 story building that transitions to a 2 story building along the southern property line, which provides a transition to the abutting single family houses. Overall height

extends up to 39 feet (44 feet was previously approved for architectural towers). The architectural towers are now removed with the elevations proposed with this application, and the top of the building consists of a parapet wall along the roofline. Exterior materials include painted stucco with various shades of subdued earth colors. Stone veneer and a tube steel canopy are located around the main entryway.

Floor Plan

Throughout the building, a total of 171 units are provided on 3 floors. On the first floor, a community center, business center, exercise room, television room, and offices are provided in addition to the residential units. The second and third floors contain all residential units. Each residential unit includes a combined kitchen and living area, restroom, laundry room, and 1 or more bedrooms.

Signage

Signage is not a part of this request.

Applicant’s Justification

According to the applicant, the changes to the previously approved senior housing project are minor. For example, the reduction in landscaping along Sahara Avenue will allow for entry to the clubhouse to be extended by 2 feet. The change will allow for a larger covered entry, while at the same time providing space for the required Fire Department access throughout the entire site.

Regarding the increase in finished grade, an approved technical drainage study indicates that more fill is necessary than originally anticipated. The site slopes from north to south by approximately 6 feet and adding the additional fill will allow for proper drainage.

Other changes, such as reducing the building height and reducing the unit count will make the project slightly less intense. Lastly, the plans submitted with this application show compliance with all the conditions of approval from the previous application.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-21-0020	Reclassified the site to R-4 zoning for an affordable senior housing project	Approved by BCC	April 2021
VS-21-0027	Vacated and abandoned government patent easements	Approved by BCC	April 2021
ZC-2064-95	Reclassified the site from R-E to C-1 zoning for an office and retail complex	Approved by BCC	January 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	C-1	Retail complex
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Commercial Neighborhood	C-P & C-1	Office & retail complex
West	Commercial Neighborhood	C-1	Mini-warehouse facility

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waiver 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.

Although the landscaping on-site along Sahara Avenue will be further reduced, the cumulative area of landscaping (including the landscaping in the right-of-way) will exceed Title 30 standards. A total width of 18 feet (10 feet of landscaping in the right-of-way and 8 feet of landscaping on-site) will provide a visually pleasing street frontage along Sahara Avenue. As a result, staff can support the waiver of development standards to further reduce the street landscaping on-site.

Design Review #1

The proposed changes to the site comply with all the conditions of approval for NZC-21-0020. For example, the revised building elevations now include more varied elevations, roof forms, and surface planes with a desert earth tone color scheme. Also, building height was reduced to 37 feet 6 inches, except for a portion of the northeast front elevation that is 39 feet high. The 2 story portion of the building is a maximum of 26 feet 6 inches in height. Lastly, the locations of the trash enclosures comply with previous conditions of approval, and the 36 inch box African Sumac and pine trees planted 10 feet on center are now shown along Laredo Street. As a result, staff can support the design review.

Public Works - Development Review

Design Review #2

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.

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

- Until April 21, 2024 to complete to match completion date for NZC-21-0020;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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

- Comply with approved drainage study PW21-14845;
- 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 30 feet for Laredo Street, 30 feet for Meyers Court, with a portion of the cul-de-sac.
- 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.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: WEST SAHARA SENIOR HOUSING LIMITED PARTNERSHIP

CONTACT: WEST SAHARA SENIOR HOUSING LIMITED PARTNERSHIP, 2655 S. RAINBOW BLVD., #401, LAS VEGAS, NV 89146