

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-400038 (NZC-20-0065)-ASI VEGAS VALLEY LP:

ZONE CHANGE SECOND EXTENSION OF TIME to reclassify 2.5 acres from an RS20 (Residential Single-Family 20) Zone to an RM32 (Residential Multi-Family 32) Zone.

USE PERMIT for senior housing.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase building height; and 2) allow an existing attached sidewalk to remain.

DESIGN REVIEW for a senior housing complex.

Generally located on the south side of Vegas Valley Drive, 220 feet west of Nellis Boulevard within Sunrise Manor. TS/my/ng (For possible action)

RELATED INFORMATION:

APN:

161-08-710-036

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 41 feet where 35 feet is the maximum allowed per Table 30.40-3 (a 17% increase).
2. Allow an existing attached sidewalk along Vegas Valley Drive to remain where a detached sidewalk is required per Figure 30.64-17 or Figure 30.64-18.

LAND USE PLAN:

SUNRISE MANOR - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 4945 Vegas Valley Drive
- Site Acreage: 2.5
- Project Type: Senior housing
- Number of Units: 70
- Density (du/ac): 28
- Number of Stories: 3
- Building Height (feet): 41
- Square Feet: 70,000
- Open Space Required/Provided: 7,000/7,590
- Parking Required/Provided: 70/73

Site Plans

The approved site plans depict a proposed “L” shaped senior housing building located along the south and east sides of the site. The building is set back 39 feet from the south property line and 23 feet from the east property line. The site has two sources of ingress and egress.

Landscaping

Approved landscaping along Vegas Valley Drive includes a 15 foot wide landscape strip behind an existing attached sidewalk, a 6 foot high wrought iron fence, and another 12 foot wide landscape strip behind the wrought iron fence. Larger landscaping strips are located on the boundary periphery of the sites.

Elevations

The approved 3 story building is 41 feet tall to the peak of the pitched concrete tile roof. Elevations consist of painted stucco, stone finish, and faux shutters on some of the windows.

Floor Plans

The first floor is 24,818 square feet and includes a lobby, community room, exercise room, offices, equipment rooms, and 21 bedroom units. Both the second and third floors are each 22,591 square feet. The second floor includes a lobby, library, laundry room, trash room, and 24 bedroom units. The third floor includes a lobby, hobby room, laundry room, trash room, and 25 bedroom units.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for ADET-23-900188 (NZC-20-0065):

Current Planning

- Until April 21, 2024 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 completed within the time specified.

Listed below are the approved conditions for NZC-20-0065:

Current Planning

- Resolution of Intent to complete in 3 years;
- 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.
- Applicant is advised that off-site permits may be required.

Building Department - Fire Prevention

- Fire apparatus access roads shall have an unobstructed width of not less than 24 feet (7315 mm), exclusive of shoulders, except for approved access gates in accordance with Section 503.6 of the Clark County Fire Code, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm) (7315 mm), exclusive of shoulders, except for approved access gates in accordance with Section 503.6 of the Clark County Fire Code, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm);
- The distance from the fire access lane to all portions of the structure must not exceed 250 feet.

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 #0712-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant states that the project completion date is expected to be in July 2024 and that they need more time to complete their project beyond what has been granted.

Prior Land Use Requests

Application Number	Request	Action	Date
ADET-23-900188 (NZC-20-0065)	Extension of time for zone change, waivers of development standards, use permit, and design review for senior housing	Approved by ZA	May 2023
NZC-20-0065	Nonconforming zone change, waivers of development standards, use permit, and design review for senior housing	Approved by BCC	April 2020

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	CG	Shopping center
South	Corridor Mixed-Use	CG	Mini-warehouses
East	Corridor Mixed-Use	CG	Vehicle wash & convenience store
West	Compact Neighborhood (Up to 18 du/ac)	RM18	Multiple family residential

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**

Title 30 standards of approval for an extension of time state an application may be denied 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, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds that the project is nearly complete. For on-site work, the applicant needs only to complete the landscaping and parking lot. Off-site improvements are close to receiving a final inspection. It is recommended that the applicant receive 1 year to finish this last portion of the project.

Public Works - Development Review

The applicant has complied with all of Public Works conditions; therefore, staff has no objection to this extension of time.

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**

- Until April 4, 2025 to complete or the application will expire unless extended with approval of an extension of time.
- Applicant is advised 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTEST:

APPLICANT: RAMI ATOUT

CONTACT: RAMI ATOUT, 1855 VILLAGE CENTER CIRCLE, LAS VEGAS, NV 89134