

05/18/21 PC AGENDA SHEET

GYM BUILDING
(TITLE 30)

BERMUDA RD/SERENE AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-21-0112-SERENE, LLC:

WAIVER OF DEVELOPMENT STANDARDS to increase building height.
DESIGN REVIEW for a new gym building in conjunction with a multiple family development on 27.9 acres in an R-4 (Multiple Family Residential - High Density) Zone.

Generally located on the southeast corner of Bermuda Road and Serene Avenue within Paradise.
MN/jvm/jo (For possible action)

RELATED INFORMATION:

APN:

177-22-313-001 through 177-22-313-368; 177-22-314-001 through 177-22-314-240

WAIVER OF DEVELOPMENT STANDARDS:

Increase building height to 39 feet where 35 feet is the maximum allowed per Table 30.40-3 (an 11% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - RESIDENTIAL HIGH (FROM 8 DU/AC TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 9490 Bermuda Road
- Site Acreage: 27.9
- Number of Units: 386
- Density (du/ac): 22.04 (established by creating cross access between 2 condominium complexes per NZC-20-0155)
- Project Type: Gym building in conjunction with a condominium development

Site Plan

The proposed gym is located mid-site in the main portion of the condominium complex. The new building will be located east of the existing clubhouse with the pool area separating the 2 buildings. The new gym area will be for residents only and will be walkable from all areas of the condominium complex.

Landscaping

No new landscaping is required as part of this application.

Elevations

The elevations depict a 2 story, approximately 39 foot tall building with a roof deck. There is a varying flat roofline and architectural elements are present on all 4 sides of the building. Construction materials consist of stucco finished walls with decorative stone veneer accents and window articulation.

Floor Plans

The first floor consists of 5 cabanas that face out toward the pool area. In addition, there is a sauna room, steam room, cool down area, and group gathering area. The second floor has a weight room, yoga area, and restrooms. The roof deck has a wet bar, 2 fire pit areas, an outdoor lounge, and a covered deck area.

Applicant's Justification

The applicant indicates that the gym building will be consistent in design, scale, height, color and character with the other buildings on-site. In addition, the building will be screened from adjacent properties by the residential buildings within the community.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-20-0155	Changes to 2 adjacent existing condominium complexes including reclassifying 19.4 acres to R-4 zoning	Approved by BCC	June 2020
TM-0201-04	240 unit condominium residential complex on the northwest portion of the site	Approved by PC	May 2004
DR-0866-02	240 unit apartment complex on the northwest portion of the site	Approved by BCC	August 2002
ZC-0816-01	Reclassified the northwest portion of the site from R-3 to R-4 zoning for a multiple family residential development	Approved by BCC	December 2001
TM-0298-01	368 unit condominium residential complex on the east and south sides of the site	Approved by PC	December 2001
UC-1262-01	Changed the existing 368 apartment complex to planned unit development condominium development	Approved by PC	December 2001
DR-0715-99	Multiple family residential development	Approved by PC	July 1999
ZC-0869-96	Reclassified the site to R-3 zoning	Approved by BCC	July 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
South	Commercial General	C-2	Shopping center
West	Public Facilities & Residential Suburban (up to 8 du/ac)	P-F & R-2	Detention basin & single family residential

Related Applications

Application Number	Request
TM-20-500188	A tentative map for the condominium complex in the northwest portion of the site is a companion item on this agenda.
TM-20-500187	A tentative map for the condominium complex in the southeast portion of the site is a companion item on this agenda.
VS-21-0154	A vacation and abandonment of a drainage easement 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

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.

Staff finds that the request to allow 39 feet where 35 feet if allowed is insignificant when considering the location of the structure. The new building will be over 280 feet from the right-of-way for Bermuda Road and over 260 feet from the existing single family residences to the east. In addition, existing buildings on-site will block any views of the new building from the street and residential properties. Therefore, staff can support the increase in building height.

Design Review

The new gym building is centrally located, which will provide easy walking distances for all units within the complex. In addition, the materials employed for the new building compliment the existing buildings to provide a cohesive overall development. Staff can support the design review.

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

- 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; 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 this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- Applicant is advised to provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: SIGNATURE HOMES

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