

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400001 (NZC-21-0624)-DIAMOND CORAN, LLC:

ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 2.9 acres from an RS20 (Residential Single-Family 20) Zone to an RM18 (Residential Multi-Family 18) Zone.

DESIGN REVIEW for a multi-family residential development within the Airport Environs (AE-60) Overlay.

Generally located on the south side of Coran Lane, 135 feet west of Simmons Street within the Lone Mountain Planning Area (description on file). WM/my/kh (For possible action)

RELATED INFORMATION:

APN:

139-20-301-004

LAND USE PLAN:

LONE MOUNTAIN - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 3001 Coran Lane
- Site Acreage: 2.9
- Number of Units: 52
- Density (du/ac): 17.9
- Project Type: Multi-family residential development
- Number of Stories: 2
- Building Height (feet): 26.5
- Open Space Required/Provided: 10,400/12,870
- Parking Required/Provided: 92/92

Site Plan

The site is a county island surrounded by the cities of Las Vegas and North Las Vegas. The approved plans depict a multi-family residential development consisting of 52 units with a density of 17.9 dwelling units per acre. Access to the development is from Coran Lane by a single driveway located on the northeast corner of the site. The development consists of 6 buildings for the residential units and a building for a recreation area. The approved plans show that 2 of the residential buildings are located along the southern boundary of the site, set back a minimum of 20 feet from the south, east, and west property lines of the site. The 4 remaining residential buildings are located in the central portion of the site with parking located to the east,

west, and south of these buildings. The site has approximately 12,870 square feet of open space that is distributed throughout the development. Most of the open space is landscape areas; however, there is a recreation area on the northern portion of the site to the southwest of the entrance to the development with a pool and barbeque area. A 6 foot high decorative block wall will be provided along the south, west, and east property lines. A 6 foot high decorative fence with gates will be provided along the northern boundary of the site.

Landscaping

The approved plans show minimum 10 foot wide landscape areas along the north, west, and east property lines and a minimum 20 foot wide landscape area along the south property line. Landscaping in these areas will consist of trees, shrubs, and groundcover. Additional landscape areas are located within the parking areas and adjacent to the buildings.

Elevations

The approved plans show the residential buildings as 2 stories with a maximum height of 26.5 feet. They have a flat roof behind parapet walls and the exteriors consist of a combination of stucco finish painted in earth tone colors, horizontal lap siding, and decorative metal railing. The building in the recreation area is 1 story with a maximum height of 16.5 feet. This building also has a flat roof behind a parapet wall and the exterior matches the residential buildings. The approved plans also show canopies over some of the parking spaces. These canopies are 10 feet in height with a flat metal roof that is supported by metal posts.

Floor Plans

The approved plans depict the development has a total area of approximately 101,398 square feet that is divided between 6 residential buildings and a building in a recreation area. The development has 52 units which consists of 20, one bedroom units and 32, two bedroom units. The 1 bedroom units have an area of approximately 746 square feet and the 2 bedroom units have an area of approximately 1,014 square feet. The building in the recreation area has an area of 301 square feet which includes a shower for the pool, pool equipment, storage area, office, and the mailboxes for the residents.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for NZC-21-0624:

Current Planning

- Resolution of Intent to complete in 3 years;
- Project will be gated;
- 8 foot tall perimeter block walls shall be installed on the east, west, and south;
- Install exterior security cameras and coordinate with Metro;
- Add palm trees within the entry area off Coran Lane;
- 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 new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; 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;
- Right-of-way dedication to include 5 feet for Coran Lane.

Department of Aviation

- Applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation;
- Applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation;
- Applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation when property sales/leases commence;
- Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- Applicant is advised that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised that there is an active septic permit on APN 139-20-301-004; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that this property is currently serviced by a septic system with regard to sewage disposal; this system falls under the jurisdiction of the Southern Nevada Health District; this property is within 400 feet of City of Las Vegas public sanitary sewer; and for any sanitary sewer needs, applicant is advised to contact the City of Las Vegas.

Applicant's Justification

The applicant states they have been working with other jurisdictions on permitting in addition to the Clark County's Public Works Department. The applicant indicates they are 75 percent done with their building permits and expect to be finished within 4 months.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-23-0351	Waiver of development standards to increase the retaining wall height and a design review to increase finish grade	Approved by BCC	August 2023
NZC-21-0624	Reclassified the site from RS20 to RM18 zoning with a design review for a multi-family residential development	Approved by BCC	January 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	City of North Las Vegas	M-1 (AE-60)	Office/warehouse buildings
South	City of Las Vegas	R-3 (AE-60)	Multi-family residential
East	Ranch Estate Neighborhood (up to 2 du/ac) & City of Las Vegas	RS20, R-3, R-4, & R-CL (AE-60)	Single-family residential, place of worship, multi-family residential, & undeveloped
West	City of Las Vegas	R-E (AE-60)	Single-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 the applicant has demonstrated progress with this project as both a drainage study (PW23-11183) and a traffic study (PW22-15556) have been approved. Furthermore, an off-sites permit (PW23-13870) has been submitted to the Public Works Department and is currently being reviewed. Building permits for the approved project have not been initiated by the applicant. Additionally, since this is a first request for an extension of time, staff can support this extension for a period of 2 years, however, staff is not likely to support a second extension of time if substantial progress towards completion of the project is not made within the next 2 years.

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 January 19, 2027 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; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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 new application for a Master Plan Amendment and a zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there is an active septic permit on APN 139-20-301-004; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: KATRIINA PRUETT

CONTACT: DC PETERSEN PROFESSIONAL CONSULTANTS, LLC, 5052 S. JONES
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