

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-400013 (NZC-19-0921)-PICERNE QUARTERHORSE, LLC:

WAIVERS OF DEVELOPMENT STANDARDS SECOND EXTENSION OF TIME for the following: **1)** increased building height; **2)** reduce setback; and **3)** reduce landscaping.

DESIGN REVIEWS for the following: **1)** proposed multiple family residential development; and **2)** alternative parking lot landscaping on 16.4 acres in an RM32 (Residential Multi-Family 32) Zone.

Generally located on the east side of Quarterhorse Lane and the south side of Sunset Road within Spring Valley (description on file). JJ/mh/ng (For possible action)

RELATED INFORMATION:

APN:

176-05-101-028

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 38 feet where a maximum of 35 feet is permitted per Table 30.40-3 (an 8% increase).
2.
 - a. Reduce side street (corner) setback to 10 feet where 20 feet is the minimum per Table 30.40-3 (a 50% reduction).
 - b. Reduce rear setback to 10 feet where 20 feet is the minimum per Table 30.40-3 (a 50% reduction).
3. Allow an existing 5 foot wide attached sidewalk with a 10 foot wide landscape area along Sunset Road where a 15 foot wide landscape area with a detached sidewalk where Figure 30.64-17 or Figure 30.64-18 is required.

DESIGN REVIEWS:

1. Multiple family residential development.
2. Alternative parking lot landscaping.

LAND USE PLAN:

SPRING VALLEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

SPRING VALLEY - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 6550 Quarterhorse Lane
- Site Acreage: 16.4
- Number of Units: 326

- Density (du/ac): 19.9
- Project Type: Multiple family residential development
- Number of Stories: 2 & 3
- Building Height (feet): Up to 38
- Open Space Required/Provided: 32,600/46,728
- Parking Required/Provided: 580/583

History/Site Plan

The approved plans depict a multiple family residential development consisting of 326 dwelling units distributed within fourteen 2 and 3 story buildings. The site is 16.4 acres with a density of 19.9 dwelling units per acre. The complex will provide 1, 2 and 3 bedroom units. Open space and landscaping are equitably distributed throughout the development and consist of active and passive open space areas which include a swimming pool, cabana, and a clubhouse located on the west portion of this site. The setbacks of the perimeter buildings are as follows: 10 feet to the north property line; 60 feet to the south property line; 10 feet to the east property line; and 20 feet to the west property line (Quarterhorse Lane). There will be 1 access point to the development from Quarterhorse Lane to the west. Internal circulation within the project consists of 24 foot wide and 26 foot wide drive aisles. Parking will consist of garage, covered, and surface parking spaces for both residents and visitors, which are distributed throughout the development.

Landscaping

The approved plans depict 15 feet of landscaping behind a proposed attached sidewalk along Quarterhorse Lane. A 10 foot wide landscape buffer per Figure 30.64-11 (1 row of trees spaced 20 feet apart) is proposed along the north and west property lines. At the southeast corner of the site, 20 feet of landscaping per Figure 30.64-12 (double row of off-set trees spaced 10 feet apart) is proposed along developed single family residences. A 10 foot wide landscape buffer per Figure 30.64-12 (double row of off-set trees spaced 10 feet apart) is proposed along 3 undeveloped parcels to the south. Most of the parking lot landscaping is equitably distributed throughout the site. Along the south perimeter of the parking lot there are no landscape fingers shown. Code requires a landscape finger every 6 or 12 spaces. However, in front of the stalls there will be a 10 foot wide planter with a double row of off-set trees spaced 10 feet apart in lieu of the landscape fingers. Also shown on the approved plans are landscape diamonds located throughout the center of the development.

Elevations

The residential buildings are 2 & 3 story structures with maximum heights up to 38 feet. All of the proposed buildings have pitched roofs with concrete tile roofing material and exterior walls with a combination of stucco finish and stone veneer. The upper floor units will have balconies on some building elevations. The plans depict enhanced architecture on each side of the buildings consisting of pop-outs, recesses, window fenestrations, varying roof heights, and other enhancements to break-up the vertical and horizontal surfaces of the buildings.

Additionally, the development includes a 1 story, 18.5 foot high maintenance building located at the southeast corner of the development. The design of the building will match the architecture

of the apartment complex with a peaked tile roof and similar color palate. The clubhouse is 1 story, 28 feet in height, and will also match the architecture of the apartment complex.

Floor Plans

The approved plans show a mix of 1, 2, and 3 bedroom units consisting of 132, one bedroom units; 182, two bedroom units; and 12, three bedroom units. The residential units are between 761 square feet and 1,445 square feet in area. The maintenance building is 5,000 square feet and has an open floor plan. The clubhouse is 10,012 square feet and consists of a leasing office, computer lab, conference room, offices, lounge, yoga room, fitness area, and restrooms.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for ADET-23-900149 (NZC-19-0921):

Current Planning

- Until March 4, 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 commenced or there has been no substantial work towards completion within the time specified.

Listed below are the approved conditions for NZC-19-0921:

Current Planning

- Resolution of Intent to complete in 3 years;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Relocate the dog park farther away from the existing single family residences to the southeast;
- Design review as a public hearing for significant changes to the plans;
- 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 application for review; 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

- Applicant shall contribute 100% of the cost of the traffic signalization at the intersection of Sunset Road and Quarterhorse Lane, less any other developer contributions for this

intersection, which shall be paid to Public Works prior to off-site improvement plan approval, with any overpayment refunded to the developer;

- Provide 19 feet of overpave with striping to accommodate a 2 way left turn lane;
- Right-of-way dedication to include 25 feet to back of curb for Quarterhorse Lane and associated spandrel;
- Right-of-way dedication for Quarterhorse Lane from APN 176-05-101-004 must be obtained prior to the issuance of an off-site permit;
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Building Department - Fire Prevention

- Applicant is advised to show on-site fire lane, turning radius, and turnarounds.

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 #0570-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant states that substantial work has been completed on-site, including the following: consolidation of all properties into one property; grading and vertical construction near completion; and the installation of signalization at Sunset Road and Quarterhorse Lane. The applicant adds that there have not been any substantial changes in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
ADET-23-900149 (NZC-19-0921)	First extension of time for a zone change for a multiple family residential development	Approved by ZA	April 2023
ET-22-400065 (VS-20-0112)	First extension of time to vacate patent easements and a portion of a right-of-way	Approved by PC	June 2022
VS-20-0112	Vacated and abandoned patent easements and a portion of a right-of-way	Approved by ZA	March 2020
NZC-19-0921	Reclassified 16.4 acres from R-E to R-4 zoning for a proposed multiple family development consisting of 326 units	Approved by BCC	March 2020
VS-19-0598	Vacated and abandoned a portion of right-of-way being Roy Horn Way	Approved by PC	October 2019

Prior Land Use Requests

Application Number	Request	Action	Date
PA-18-700002	Re-designated the land use category from RS (Residential Suburban) to RUC (Residential Urban Center) for the subject parcels to the west	Withdrawn	April 2018
PA-18-700003	Re-designated the land use category from RS (Residential Suburban) and CG (Commercial General) to RUC (Residential Urban Center) for the 3 undeveloped parcels to the south	Approved by BCC	April 2018
VS-0901-17	Vacated and abandoned a portion of right-of-way being CC 215	Approved by PC	December 2017
VS-0199-16	Vacated and abandoned a portion of right-of-way being CC 215	Approved by PC	May 2016
NZC-0626-13	Reclassified 16.9 acres from R-E & R-2 to R-2 zoning, with a design review for a single family residential development	Approved by BCC	March 2014

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use & Corridor Mixed-Use	CG	CC 215, medical offices, & retail complex
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Urban Neighborhood (greater than 18 du/ac)	RS3.3 & RM18	Single family residential
East	Urban Neighborhood (greater than 18 du/ac)	RS20 & RM32	CC 215
West	Corridor Mixed-Use & Compact Neighborhood (up to 18 du/ac)	CG & RS2	Undeveloped

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

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 numerous permits for building, grading, mechanical, electrical, plumbing, and fencing have been issued since the original approval of the application. The applicant has also received approvals for a traffic study, drainage study, off-site permits, geo-soils study, and the issuance of bonds. Staff also finds that there have not been any substantial changes to the area since original approval that would warrant denial of this second extension of time request. For these reasons, staff can support this request.

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 March 4, 2026 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 and application for review; 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

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTEST:

APPLICANT: KAEMPFER CROWELL

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135