

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-25-0512-COUNTY OF CLARK (PUBLIC WORKS):

USE PERMIT for senior housing.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase retaining wall height; **2)** eliminate EV-capable parking spaces; and **3)** reduce throat depth.

DESIGN REVIEW for a proposed multi-family residential development on 17.35 acres in an RM18 (Residential Multi-Family 18) Zone.

Generally located south of Robindale Road and east of Interstate 215 within Paradise. MN/rr/kh
(For possible action)

RELATED INFORMATION:

APN:

177-11-301-003; 177-11-301-005

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the height of a proposed retaining wall along the Duck Creek Channel to 6 feet where 3 feet is the maximum height allowed per Section 30.04.03C (a 100% increase).
2. Eliminate EV-capable parking spaces where 91 EV-capable spaces are required per Section 30.04.05H (a 100% decrease).
3. Reduce the throat depth to 22.9 feet where 150 feet is required per Uniform Standard Drawing 222.1 (an 84.7% decrease).

PROPOSED LAND USE PLAN:

WINCHESTER/PARADISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 17.35
- Project Type: Multi-family residential (affordable senior housing)
- Number of Units: 363
- Density (du/ac): 21
- Number of Stories: 2
- Building Height (feet): 33
- Square Feet: 98,509 (Building 1)/136,604 (Building 2)/127,458 (Building 3)/362,271 (Total)
- Open Space Required/Provided: 72,600/149,254
- Parking Required/Provided: 363/413

- Sustainability Required/Provided: 5/5.5

Site Plans

The plans depict a proposed multi-family residential development with 363 affordable senior housing units located on a 17.35 acre site south of Robindale Road. The site is comprised of 2 parcels located north and south of Duck Creek Channel, a 118 foot wide concrete flood control channel which bisects the site. The plans propose three, 2 story buildings. In addition, a use permit is requested to allow the density of the senior housing to be increased from 18 dwelling units per acre to 21 dwelling units per acre.

Building 1 with 94 units is located on the northern parcel (APN 177-11-301-003) along Robindale Road. This building is set back 97 feet from the north property line (Robindale Road), 64 feet from the west property line along Interstate 215, 134 feet from the east property line, and 55 feet from the south property line along Duck Creek Channel.

Building 2 with 139 units and Building 3 with 130 units are both located in the southern parcel (APN 177-11-301-005) south of Duck Creek Channel. Building 2 is set back 94 feet from the north property line along Duck Creek Channel, 73 feet from the west property line along Interstate 215, and 93 feet from the east property line. Building 3 is south of Building 2 and is set back 71 feet from the west property line along Interstate 215, 85 feet from the east property line, and 70 feet from the south property line.

One driveway, comprised of two, 20 foot wide lanes with a 6 foot wide median, will access the site from Robindale Road. The throat depth at this driveway is 22.9 feet which is the subject of a waiver request. A 25 foot wide emergency access driveway with a crash gate is also provided along Robindale Road at the northeast corner of the site. The main driveway connects parking areas surrounding the northern, western, and eastern sides of Building 1, and a 24 foot wide driveway and fire lane around the south side of the building. Pedestrian connections to the public sidewalk are provided to Building 1, including a concrete pedestrian crossing in the parking lot. Two vehicular and pedestrian bridges are proposed across Duck Creek Channel. This access will connect the parking areas located around Buildings 2 and 3 and provide pedestrian walkways to the buildings. Most of the parking spaces around all buildings are covered by carports. There are 14 accessible parking spaces and 40 bicycle parking spaces dispersed at locations around each of the buildings.

The project provides 11 EV-installed spaces, and zero EV-capable spaces, thus requiring a waiver of development standards. An 8 foot tall decorative buffer wall is proposed along the east, west, and south property lines. A 2 foot high wall with 4 feet of wrought iron on top is proposed to be set back a minimum of 10 feet from Robindale Road. A similar wall is also proposed along both sides of Duck Creek Channel. On the south side of the channel is a 6 foot high retaining wall which is the subject of a waiver request. Several trash enclosures are provided throughout the site. Open space provided includes a courtyard and pool with Building 1, and courtyards with sitting and barbeque areas for Buildings 2 and 3.

Landscaping

An alternative landscape plan is proposed for the street landscape along Robindale Road. The street landscaping consists of two, 5 foot wide landscape strips located on each side of a 5 foot wide detached sidewalk. However, there are existing easements and utility facilities along the street which prevent the planting of trees and shrubs in certain places and also requires portions of the existing attached sidewalk to remain in place. The street landscape consists of 22 medium trees, including Desert Oak, Weeping Acacia, and African Sumac spaced 20 feet on center and generally staggered on each side of the sidewalk, except where the site visibility zone or utility easements and facilities prevent their planting. Street landscape areas also include 3 species of 5 gallon shrubs, with 3 shrubs provided per tree.

Along the east property line, a 30 foot landscape buffer is provided. A 20 foot wide buffer is provided along the west property line, and a 15 foot wide buffer along the south property line is also provided. Three species of medium, evergreen trees, 7 feet tall and planted in double rows, are proposed within the landscape buffers. Parking lot landscaping consists of 3 species of medium trees planted in landscape islands and at the end of parking rows. Landscaping, including medium trees, is also provided on both sides of Duck Creek Channel. Additional trees are also indicated around each of the buildings.

Elevations

The plans depict three, 2 story buildings with a maximum height of 33 feet at the top of the highest tower. The buildings are multi-sided and consist of varying rooflines with parapets, enhanced articulation, decorative metal rails, decorative metal awnings, and balconies with metal rails. The exteriors of the buildings all feature 7 different colors of painted stucco, pop outs, and vinyl windows. Rooftop equipment will be screened by parapet walls from public view and from the street.

Floor Plans

The plans depict a total of 363 units with 218, one-bedroom and 145, two bedroom units. One bedroom units range from 676 to 764 square feet while the two bedroom units range from 901 to 968 square feet. The 764 square foot 1 bedroom units will feature a balcony. All units will be accessed from interior hallways. Common areas and amenities in each of the buildings include great rooms, warming kitchens, and laundry rooms. Also, some buildings include a mail center, storage lockers, food pantry, fitness center, yoga studio/spin room, wellness room, computer room, library/lounge, salon, crafts room, and movie room. Building 1 also includes a leasing office and manager offices for coordination, case management, and educational services.

Applicant's Justification

The applicant is requesting a special use permit to increase the density of a proposed 363 unit senior multi-family residential development to 21 units per acre. The increase in density is appropriate as more senior housing is needed, the density does not negatively affect the area, and the site is near Interstate 215. Eleven EV-installed parking spaces will be provided, however, since the site is for affordable senior housing, additional EV-capable spaces are not needed. An increase in the height of the retaining wall along Duck Creek Channel is necessary due to the slope in the terrain adjacent to the channel. The design of the driveway entrance allows adequate space for future residents and guests to maneuver, and the development is not gated. Therefore,

there is less likelihood of traffic stacking and queuing onto Robindale Road. The proposed buildings will be enhanced by a spectrum of colors and enhanced articulation to break up a monolithic look. All buildings, outdoor amenities, and parking are all located over 75 feet away from the residential areas to the east. The landscape buffer to the east will also be 30 feet wide. The applicant will construct a detached sidewalk where it does not interfere with or disrupt existing utilities. An alternative landscape plan is also requested due to the presence of utility easements along portions of Robindale Road which prevent the planting of trees in the easements.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20 & RS5.2	Single-family residential, place of worship & undeveloped
South	Public Use	RS20	Undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Interstate 215 & undeveloped

Related Applications

Application Number	Request
PA-25-700029	A plan amendment from Public Use (PU) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-25-0510	A zone change from RS5.2 to RM18 is a companion item on this agenda.
VS-25-0511	A vacation and abandonment for a portion of right-of-way is a companion item on this agenda.

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

Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

Title 30 allows a use permit in the RM18 zone to increase the density of senior housing in conjunction with a multi-family residential development from 18 units per acre up to 22 units per

acre. This request is to allow 21 units per acre for a proposed affordable senior housing project on the subject site. The request complies with Policy 1.4.4 of the Master Plan which encourages infill development and redevelopment in established neighborhoods while promoting compatibility with the scale and intensity of the surrounding area. This request also complies with Goal 1.2 of the Master Plan which seeks to expand the number of long-term affordable housing units available in Clark County. The development of the site will allow for a buffer and transition between Interstate 215 to the west and the existing RS5.2 zoned single-family residential developments to the east. The site is also located on a collector street (Robindale Road) which will be able to accommodate the increased traffic volumes resulting from the proposed density. Since the proposal is for affordable senior housing, traffic generation is likely to be less than for a similarly dense standard multi-family development. For these reasons, staff can support this request.

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standard #1

The request is to allow a retaining wall located along the south side of Duck Creek Channel north of Building 2 to be up to 6 feet in height. A 2 foot high decorative wall with 4 feet of wrought iron is proposed to be located on top of this retaining wall. The increase in the retaining wall height is due to the slope and the increased elevation south of the channel. This retaining wall is interior to the project and only abuts the flood control channel. For these reasons, staff can support this request.

Waiver of Development Standard #2

This waiver of development standards request is to waive the requirement for 91 EV-capable parking spaces. The applicant is proposing to provide 11 EV-installed parking spaces, which is the required number per code, with spaces being dispersed throughout the site. However, because the resident population are seniors, the demand for 91 future EV-capable parking spaces may not be necessary. Staff finds that this proposed community may have minimal driving needs and may rely more on shared transportation services offered by private companies or the Regional Transportation Commission (RTC) of Southern Nevada. For these reasons, staff can support this request.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and other architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The overall design of the buildings incorporate the 4 sided architectural standards. In accordance with Title 30, at least 1 main building entrance shall face an adjacent street. In this case, Building 1 provides a direct entrance which faces Robindale Road. Pedestrian access from the public sidewalk is provided and leads to multiple building entrances of Building 1. Pedestrian access is also provided on both bridges crossing Duck Creek Channel leading to multiple entrances to Buildings 2 and 3 and concrete pedestrian crossings within the parking areas are provided. Several trash enclosures are provided throughout the site and are within 200 feet of each residential building and are more than 50 feet away from the adjacent RS5.2 area to the east.

Two through-access drives are proposed to the site as required for multi-family projects greater than 5 acres. Although there is only 1 driveway to Robindale Road with a second driveway for emergency access only, from a safety perspective, the provision of one main driveway and an emergency access driveway is adequate given 363 units are proposed with a resident population of seniors. It is likely that this community may have fewer vehicles compared to other similar sized multi-family developments. Approximately 10% of the surface parking, or 42 spaces, is located between the street frontage on Robindale Road and Building 1, however, the rest of the parking areas are located to the sides of the building or are farther south around Buildings 2 and 3 where it will not be visible from the street.

An alternative landscape plan has been provided due to several utility easements and existing facilities along Robindale Road. Within these areas no street trees are provided where 6 medium trees would be required. However, the applicant is providing extra medium trees on site including along Duck Creek Channel and the perimeter of the parking areas. Therefore, a fee-in-lieu will not be a requirement of this application.

Master Plan Policy 6.2.1 encourages the design and intensity of new development to be compatible with established neighborhoods and uses in terms of its height, scale, and overall mix use uses. The design of the site considers the existing single-family residential area to the east by providing an increase in the width of the landscape buffer from 15 feet to 30 feet, placing all parking on the west side of the drive aisle away from the residential area, and limiting the height of the buildings to less than 35 feet. Staff finds the scale and intensity of the project is compatible with the surrounding uses and should not negatively impact any adjacent roadways or neighborhood traffic. The proposal will also provide some necessary housing options for specific populations within the area. Therefore, staff can support this request.

Public Works - Development Review

Waiver of Development Standards #3

Staff has no objection to the reduction in the throat depth for the commercial driveway on Robindale Road provided that no community gates are installed in the future.

Staff Recommendation

Approval. This item has been forwarded to the Board of County Commissioners for final action.

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.

PLANNING COMMISSION ACTION: September 2, 2025 – APPROVED – Vote:
Unanimous Absent: Kirk

CONDITIONS OF APPROVAL –

Comprehensive Planning

- Double row of trees required along the east property line.
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- No community gates are to be installed;
- Coordinate with Public Works - Development Review Division for the bridges over the Duck Creek Channel;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and that fire protection may be required for this facility and to contact Fire Prevention for further information at (702) 455-7316.

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 #0063-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Paradise - approval (double row of trees on east boundary).

APPROVALS: 2 cards

PROTESTS: 13 cards, 3 letters

APPLICANT: JANET GOYER

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