

12/07/21 PC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

UPDATE
HOLLYWOOD BLVD/ALTO AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-21-0562-MOSAIC HOLLYWOOD 247, LLC:

HOLDOVER ZONE CHANGE to reclassify 36.3 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.

DESIGN REVIEWS for the following: **1)** single family residential; and **2)** finished grade.

Generally located on the south side of Alto Avenue and the east side of Hollywood Boulevard within Sunrise Manor (description on file). MK/jvm/jd (For possible action)

RELATED INFORMATION:

APN:

140-14-301-004; 140-14-301-005; 140-14-301-007

DESIGN REVIEWS:

1. Single family residential.
2. Increase finished grade to 23 feet where a maximum of 1.5 feet is the standard per Section 30.32.040 (a 1,433.3% increase).

LAND USE PLAN:

SUNRISE MANOR - PUBLIC FACILITIES

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 36.3
- Number of Lots/Units: 238
- Density (du/ac): 6.6
- Minimum/Maximum Lot Size (square feet): 3,642/7,845
- Project Type: Single family residential
- Number of Stories: 1 & 2
- Building Height: 25 feet, 2 inches
- Square Feet: 1,287 to 2,333

History/Overall Site Plan

A related development "Phase 1" located on the north side of Alto Avenue (alignment) was approved in January 2018 for a 352 lot single family residential subdivision on 50.5 acres. During the processing of the applications the project was modified several times depicting 591 residential units comprised of single family detached, single family attached, and multiple family residential condominiums all within R-2 and R-3 zones. The applicant has revised the plans and this application will result in a lower density, single family residential product.

The location of the senior housing project is at the southeast corner of Hollywood Boulevard and Alto Avenue which is surrounded by the additional single family residential developments to the south and east.

Site Plans

The plans depict a single family residential development consisting of 238 residential lots on 36.3 acres at a density of 6.6 dwelling units per acre. The single family portion of the development has been broken into 3 separate, not connected, neighborhoods. The first consisting of 143 lots accessed from Alto Avenue to the north. The second neighborhood will consist of 69 lots accessed from Hollywood Boulevard to the west. The third neighborhood will be located in the northwest corner of the property (previously apartments), is accessed from Hollywood Boulevard, and consists of 26 single family lots. All of the single family lots range in size from 3,642 square feet to 7,845 square feet. The lots will have access to Alto Avenue and Hollywood Boulevard via 48 foot wide public streets with 5 foot wide sidewalks on both sides of the street.

Landscaping

A 15 foot wide landscape area with a detached sidewalk is located along Alto Avenue and Hollywood Boulevard. There is also a 47,926 square foot common lot at the northern portion of the development under a Nevada Power easement. The common lot consists of plant material and a walking path.

Elevations

The plans depict 8, one and two story models (with 3 elevation variations each) that are up to 25 feet 2 inches high. The single family dwellings will have similar building materials consisting of stucco finished walls with decorative stone veneer accents, window articulation on all sides, with concrete tile roofs.

Floor Plans

The plans depict homes from approximately 1,287 square feet to 2,333 square feet with 3 to 4 bedrooms and 2 car garages.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed project is in accordance with development trends in the area over the past few years. Most notably the recently approved R-2 single family development across Alto Avenue. There are 4 schools (1 high school, 1 junior high, and 2 elementary) and

park/ball fields within one quarter mile of the site. Additionally, the applicant states senior housing options are necessary and compatible with the surrounding area and the proposed development will have reduced impacts on schools and traffic as compared with a multiple family development. The applicant also states the project will conform to the policies of the Sunrise Manor Land Use Plan.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-19-500141	212 single family lots	Approved by BCC	September 2019
VS-19-0543	Vacation of right-of-way	Approved by BCC	September 2019
NZC-18-0968	Reclassified 32.3 acres to R-2 zoning and 6.6 acres to R-3 zoning	Approved by BCC	September 2019
NZC-0097-17	Reclassified a 50.3 acre parcel across Alto Avenue to R-2 zoning for a 352 lot single family residential subdivision (Phase 1)	Approved by BCC	January 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	R-2 & R-E	Single family residential & undeveloped
South	Public Facilities	P-F	Middle school & high school
East	Public Facilities	P-F	Park/ball fields (Shadow Rock Park)
West	Residential Suburban (up to 8 du/ac)	R-2	Single family residential

Related Applications

Application Number	Request
TM-21-500158	A tentative map for a 238 lot single family residential development 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

Zone Change

The applicant shall provide Compelling Justification that approval of the nonconforming zoning boundary amendment is appropriate. A Compelling Justification means the satisfaction of the following criteria as listed below:

1. *A change in law, policies, trends, or facts after the adoption, readoption or amendment of the land use plan that have substantially changed the character or condition of the area, or the circumstances surrounding the property, which makes the proposed nonconforming zone boundary amendment appropriate.*

The applicant indicates that the proposed project is in accordance with development trends in the area over the past few years. Most notably the recent approved R-2 zoned single family development across Alto Avenue. Staff finds that the proposed R-2 zone change is consistent and compatible with the existing and approved land uses in the area.

2. *The density and intensity of the uses allowed by the nonconforming zoning is compatible with the existing and planned land uses in the surrounding area.*

The applicant indicates the density and intensity of this project are compatible with adjacent developments to the north and west of this site. The project is located in an area that may be transitioning to residential development rather than mining operations or proposed public facilities that currently exist in the area. Similar single family residential uses have been approved or are developed in the area. Therefore, the land use and intensity proposed with the R-2 development are consistent and compatible with the existing nearby land use designations.

3. *There will not be a substantial adverse effect on public facilities and services, such as roads, access, schools, parks, fire and police facilities, and stormwater and drainage facilities, as a result of the uses allowed by the nonconforming zoning.*

Although the service providers who have replied to staff indicated that there will be no substantial adverse effects on public facilities and services, staff finds that there could be impacts that were not anticipated when the Sunrise Manor Land Use Plan was adopted.

4. *The proposed nonconforming zoning conforms to other applicable adopted plans, goals, and policies.*

Architectural enhancements are provided on all sides of the proposed residences. Staff finds that the design of the residences comply with Urban Land Use Policy 43 of the Comprehensive Master Plan which promotes projects that provide varied neighborhood design and/or innovative architecture that includes varied setbacks from residences to front property lines, reduced visual dominance of garages, varied rooflines, and/or architectural enhancements on all sides. Staff finds the design of the proposed development is effective for both pedestrian and vehicular safety and is compatible with the surrounding residential development within the area.

Summary

Zone Change

The applicant states that a change in trends in the area have occurred over the past few years. Most notably the recent approved R-2 zoned single family development across Alto Avenue. There are also 3 schools and 1 park within one quarter mile of the site, and staff finds the geographic location of the project will complement the existing uses in the area as well.

Therefore, staff finds the applicant has provided a compelling justification to warrant approval of the proposed zone change request.

Design Review #1

Architectural enhancements are provided on all sides of the proposed residences. Staff finds that the design of the residences comply with Urban Land Use Policy 43 which promotes projects that provide varied neighborhood design and/or innovative architecture that includes varied setbacks from residences to front property lines, reduced visual dominance of garages, varied rooflines, and/or architectural enhancements on all sides. Staff finds the design of the proposed development is effective for both pedestrian and vehicular safety and is compatible with the surrounding residential development within the area. Therefore, staff recommends approval of the design review with an added condition requiring a development agreement to mitigate the impacts of the project, since when combined with the project north of Alto Avenue, the total number of units meets the thresholds of a High Impact Project, and conditions requiring a deed restriction for the senior housing and advisory due to the nearby rock crushing/gravel pit.

Public Works - Development Review

Design Review #2

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on December 22, 2021 at 9:00 a.m., unless otherwise announced.

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

- Resolution of Intent to complete in 4 years;
- Expunge NZC-18-0968 and TM-19-500141;
- Provide open space as shown on plans for R-2 development;
- Deed restrictions on the senior housing R-2 zoned project for residents 55 and older;
- Provide disclosure statement that a gravel pit is nearby when signing purchase agreements with future tenants and homeowners;
- Prior to the issuance of building and grading permits, or subdivision mapping, mitigate the impacts of the project including, but not limited to, issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners or commit to mitigating the impacts of the project by entering into a Development Agreement with Clark County;

- 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;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Coordinate with Public Works - Design Division for the Hollywood Boulevard improvement project;
- Dedicate any right-of-way and easements necessary for the Hollywood Boulevard improvement project;
- **30 days to submit a Separate Document to the Map Team for any required right-of-way dedications and any corresponding easements for the Hollywood Boulevard improvement project;**
- **90 days to record any required right-of-way dedications and any corresponding easements for the Hollywood Boulevard improvement project.**
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Clark County Water Reclamation District (CCWRD)

- **Applicant is advised that there are only 196 Equivalent Residential Units left for this development until the Lincoln Lift Station is complete; that installation of a sewer line is required on the entire frontage along East Alto Avenue; and that a sewer stub is required in the southeast portion of the development.**

TAB/CAC:

APPROVALS: 1 card

PROTESTS: 4 cards

PLANNING COMMISSION ACTION: November 16, 2021 – HELD – To 12/07/21 – per staff for the applicant to return to the Sunrise Manor Town Board.

APPLICANT: LGI HOMES – NEVADA, LLC

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