

MIXED-USE DEVELOPMENT
(TITLE 30)

GRAND CANYON DR/PEACE WY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-21-400178 (ZC-18-0970)-FLAMINGO CANYON APTS, LLC:

ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 10.4 acres from a C-2 (General Commercial) Zone to a U-V (Urban Village - Mixed-Use) Zone.

DESIGN REVIEW for a proposed mixed-use development.

Generally located 780 feet west of Grand Canyon Drive, 630 feet north of Peace Way within Spring Valley (description on file). JJ/jvm/jo (For possible action)

RELATED INFORMATION:

APN:

163-19-211-021

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 10.4
- Number of Units: 332
- Density (du/ac): 32
- Project Type: Mixed-use development
- Number of Stories: 4
- Building Height (feet): 53
- Open Space Required/Provided: 83,447/85,820
- Parking Required/Provided: 564/564

Site Plans

The approved plans depict a horizontal mixed-use development consisting of the following elements: 1) residential; 2) existing commercial; 3) indoor and outdoor amenity areas; and 4) substantial amounts of useable open space. The residential component consists of 332 units at a density of 32 dwelling units per acre. The commercial component consists of shopping centers on the adjacent parcels to the north, east, and west with frontage and access along Grand Canyon Drive, Flamingo Road, and Peace Way. The proposed residential development consists of 2 buildings for the residential units, 88 individual garages distributed between the 2 residential buildings and separate detached garage buildings with 85,820 square feet of open space

distributed throughout the complex. Parking is distributed throughout the site and includes covered parking areas, garages, and long term bicycle parking areas.

Pedestrian Circulation, Open Space/Recreational Amenities, & Landscaping

Pedestrian circulation is provided by the following: 1) pedestrian realm areas; 2) sidewalks adjacent to buildings and within courtyard areas between the buildings; and 3) useable open space areas along the perimeter of the site. Since the project is a horizontal mixed-use development, the applicant provided renderings depicting the integration and connectivity between commercial and residential elements. The project meets the minimum pedestrian realm, landscaping, and parking requirements. The plans depict a total of 85,820 square feet of open space. Open space consists of the following: 1) an 18 foot wide pedestrian realm consisting of a detached sidewalk along the interior private drive along the eastern portion of the site which intersects the existing shopping center from north to south with the pedestrian realm consisting of an amenity zone, enhanced sidewalk area, and supplemental area; 2) swimming pool; 3) dog park; 4) fitness and clubroom within the clubhouse; and 5) passive and active open space within the courtyards formed by the building orientation. The pedestrian circulation plan depicts pedestrian movement and convenient access throughout the residential portion of the site.

Elevations

The buildings are 4 stories and 53 feet in height with a combination pitched roof and flat roof with various facades to provide enhanced building articulation as well as other enhanced architectural elements such as balconies, varying color schemes, and foam pop-outs.

Floor Plans

The plans depict 2 “U” shaped residential buildings with a mixture of 1 and 2 bedroom units. The clubhouse and fitness center are located in the northern building and a common area is located in the southern building. There are 6 separate garage buildings along the northern and southern boundaries of the site.

Previous Conditions of Approval

Listed below are the approved conditions for ZC-18-0970:

Current Planning

- Resolution of Intent to complete in 3 years;
- Design review as a public hearing on substantial changes;
- 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 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.

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 #0596-2018 to obtain your POC exhibit; that flow contributions exceeding CCWRD estimates may require another POC analysis; that there is an existing public 8 inch sanitary sewer line located at the southern end of the proposed development; and that civil improvement plan submittal needs to identify this existing easement on the plans.

Signage

Signage is not a part of this request.

Applicant’s Justification

That applicant states that the project is permit ready; however, they are waiting for the Department of Housing and Urban Development financing approval and for the loan to close.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-19-0772	Reclassified 0.5 acres from C-2 to U-V zoning for a mixed-use development	Approved by BCC	November 2019
VS-19-0509	Vacated and abandoned a drainage easement	Approved by BCC	August 2019
ZC-18-0970	Reclassified from C-2 to U-V zoning for a mixed-use development	Approved by BCC	February 2019
DR-18-0397	Day care facility	Approved by BCC	July 2018
TM-0322-03	1 commercial lot on 125 acres	Approved by PC	September 2003
DR-1517-02	Retail center buildings within an approved shopping center	Approved by PC	November 2002
ZC-1244-98	Reclassified 105 acres to C-2 zoning for a regional shopping center	Approved by BCC	December 1998
ZC-1897-97	Reclassified 68 acres to C-2 zoning for a shopping center	Approved by BCC	December 1997
ZC-1485-97	Reclassified 8.6 acres to C-2 zoning for a shopping center	Approved by BCC	September 1997
ZC-0419-97	Reclassified to C-2 zoning for a shopping center	Approved by BCC	May 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Corridor Mixed-Use	C-2	Shopping center
South	Corridor Mixed-Use	C-2	Shopping center & undeveloped
West	Corridor Mixed-Use	R-4	Undeveloped

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis**Current Planning**

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed 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 or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

Staff finds that this project is ready to get underway and that the only thing stopping the project from breaking ground is distribution of their loan from HUD. Therefore, staff can support the extension of time.

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:**Current Planning**

- Until February 6, 2023 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.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:**APPROVALS:****PROTEST:**

APPLICANT: OVATION CONTRACTING, INC

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR., STE 650, LAS VEGAS, NV 89135