05/18/22 BCC AGENDA SHEET

MULTIPLE FAMILY RESIDENTIAL DEVELOPMENT (TITLE 30) LAKE MEAD BLVD/LINN LN

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-22-0179-ISU, INC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setbacks; **2)** access to a local street; **3)** landscaping; and **4)** alternative driveway geometrics.
DESIGN REVIEW for a multiple family residential development on 0.8 acres in an R-3 (Multiple Family Residential) Zone.

Generally located between Lake Mead Boulevard and Meikle Lane, 135 feet west of Linn Lane within Sunrise Manor. MK/al/syp (For possible action)

RELATED INFORMATION:

APN:
140-21-702-003

WAIVERS OF DEVELOPMENT STANDARDS:
1. Reduce the rear setbacks to 11 feet where a minimum of 20 feet is required per Table 30.40-3 (a 45% reduction).
2. Permit access to a local street (Meikle Lane) where not permitted per Table 30.56-2.
3. Waive requirements for parking lot landscaping where required per Figure 30.64-14.
4. a. Reduce driveway throat depth on Meikle Lane to 4 feet where a minimum of 25 feet is required per Uniform Standard Drawing 222.1 (an 84% reduction).
   b. Reduce the departure distance on Meikle Lane from a street intersection to 141 feet where a minimum of 190 feet is required per Uniform Standard Drawing 222.1 (a 25.8% reduction).

LAND USE PLAN:
SUNRISE MANOR - URBAN NEIGHBORHOOD
SUNRISE MANOR – COMPACT NEIGHBORHOOD

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 0.8
- Number of Lots/Units: 4/14
- Density (du/ac): 17.5

- Minimum/Maximum Lot Size (square feet): 7,650/9,218
- Project Type: Multiple family residential development
- Number of Stories: 2
- Building Height (feet): 34
- Square Feet: 15,316
- Open Space Required/Provided: 2,800 square feet/2,923 square feet
- Parking Required/Provided: 31/32

Site Plan

The site is an undeveloped parcel with frontage along Lake Mead Boulevard to the north, which is a Nevada Department of Transportation right-of-way, and Meikle Lane to the south, which is a local street. The applicant is proposing to develop the site as a multiple family residential development consisting of 4 buildings with a total of 14 units at a density of 17.5 dwelling units per acre. At a future date the site will be subdivided into 4 lots with each building on its own lot. The plans depict 2 building/future lots will take access from Lake Mead Boulevard and 2 from Meikle Lane. The proposed buildings will be in the central portion of the site with parking located in 2 parking lots with 16 parking spaces in each lot located on the northern and southern portions of the site, in between the buildings and the street. The site is designed so that the 2 buildings fronting the same street will have a shared driveway with joint parking. The rear yard setback reduction will be internal to the development, the reductions are to the future rear property lines when the parcel is subdivided to place each building on its own lot.

Landscaping

There is an existing attached sidewalk along Lake Mead Boulevard and the plan depicts a minimum 15 foot wide landscape area along this street consisting of trees, shrubs, and groundcover. An attached sidewalk will be provided along Meikle Lane with a minimum 6 foot wide landscape areas adjacent to the street consisting of trees, shrubs, and groundcover.

Elevations

The buildings are all 2 stories with a maximum height of 34 feet. The buildings have pitched roofs with concrete tile roofing material. The exterior of the buildings have a stucco finish painted in earth tone colors.

Floor Plans

The plans show a total of fourteen, 3 bedroom units. Two of the buildings will have 4 units each and the remaining buildings will have 3 units each. There are floor models for the units with 8 of the apartments having an area of 1,139 square feet each and 6 units having an area of 1,034 square feet each for a total building area of 15,316 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed development is compatible and consistent with existing developments in the area. The waivers for the throat depth and departure distance are necessary

due to the narrowness of the lot and the close proximately to Linn Lane. Also due to the narrowness of the lot in order to provide required parking it is not possible to provide landscaping islands within the parking lots. The rear yard setback reductions are to future lot lines that are in the interior of the development and will not impact adjacent properties. To the south of Meikle Lane is an area that has developed with single family residences and the Master Plan is indicating this area should remain single family residential; therefore, a waiver is required to allow access to Meikle Lane. There are 6 existing 4 plex buildings on separate lots to the west of this site and each of these lots have access to Meikle Lane; therefore, allowing access to Meikle Lane will be consistent with other developments in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0730-06	Reclassified the site to R-3 zoning for a future residential development and required a design review as a public hearing for final plans	Approved by BCC	July 2006

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North	Compact Neighborhood (up to 18 du/ac)	R-2 & R-4	Multiple family residential & undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential
East	Urban Neighborhood (greater than 18 du/ac)	R-4	Multiple family residential
West	Compact Neighborhood (up to 18 du/ac)	R-3	Multiple family residential & undeveloped

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

Analysis
Current Planning
Waivers of Development Standards
According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Waiver of Development Standards #1
The applicant is proposing to develop the parcel with four, 4 plex apartment buildings and the site will be subdivided at a future date so that each building will be on its own lot. The waiver for reduced rear yard setbacks will be to the future rear property lines within the development.

The separation between the buildings will be approximately 22 feet, which the applicant indicates will not have a negative impact on the adjacent developments. To the west of this site are 11 existing 4 plex buildings, each on its own lot. The required 20 foot rear yard setback is provided for each of these buildings. The proposed rear yard reduction for this project is not in character with the existing development in the area. Additionally, part of the reason for the setback reduction is due to the design of the development and the desire to subdivide the project into 4 lots. For example, each of the units has 3 bedrooms, which requires additional parking. If a mix of units with fewer bedrooms were provided, the parking would be reduced and the project could allow for the required setback. Staff finds that there may be other design options that would not require a rear yard setback reduction and allow for a development that is consistent with the existing, similar developments to the west and does not support the waiver.

Waiver of Development Standards #2

To the south of this site are existing single family residences and undeveloped parcels that are planned for single family residences. Per Table 30.56-2, non-single family residential developments should not access streets that are planned for single family residential developments unless it is the only access to the parcel. The current parcel has frontage along Meikle Lane to the south and Lake Mead Boulevard to the north, so access to the site can be redesigned to be provided from Lake Mead Boulevard. However, there are 6 existing 4 plex buildings to the west that take access from Meikle Lane. Granted, Meikle Lane is the only access to those parcels, but it has established a design for non single family residential development to access Meikle Lane in this area. Allowing access to Meikle Lane would be consistent with the existing developments. However, since staff does not support the other waivers of development standards or design review, staff does not support this waiver.

Waiver of Development Standards #3

The plan depicts landscaping along the streets that is compatible with Code requirements and more intense than what is being provided for other developments in this area. The other developments in this area were constructed prior to current Code requirements for landscaping. Landscaping requirements have changed over the years due to concerns for heat island effect, storm water run-off, dust mitigation, and changes to the environment. The lot is limited in area and due to the design of the project, leaves little space to provide parking lot landscaping, similar to the reduction to the rear yard setbacks as indicated with waiver of development standards #1. Staff believes that there could be other design options for the site which would allow for parking lot landscaping or an alternative as allowed by Code. Therefore, staff does not support this request.

Design Review

The proposed buildings are consistent and compatible with the existing 4 plex buildings to the west of this site. However, staff does not support waivers of development standards #1, #3 and #4a for the proposed development. Therefore, staff cannot support the design review for the proposed development.

Public Works - Development Review

Waiver of Development Standards #4a

Staff cannot support the throat depth waiver for the driveway on Meikle Lane. Drivers entering the site will come into an immediate conflict with vehicles trying to park and/or exit the parking spaces directly north, east, and west of the driveway. These conflicts will result in queuing on Meikle Lane, creating safety hazards.

Waiver of Development Standards #4b

Staff has no objection to the reduction of the departure distance for the Meikle Lane. Although the driveway can be located farther west, the minimum distance still cannot be met. Also, due to the narrowness of the parcel to the west, the driveway location proposed with this request will reduce the potential conflicts when the parcel west develops. However, since staff is not supporting the rest of the application, staff cannot support this request.

Staff Recommendation

Denial.

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

If approved:

- 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 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; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- No comment.

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 #0144-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Sunrise Manor - denial.
APPROVALS:
PROTESTS:

APPLICANT: WINSTON HENDERSON ARCHITECT
CONTACT: WINSTON HENDERSON ARCHITECT, 8689 W. SAHARA AVE., SUITE #100, LAS VEGAS, NV 89117