

UPDATE

MULTIPLE FAMILY
RESIDENTIAL DEVELOPMENT
(TITLE 30)

HACIENDA AVE/JERRY TARKANIAN WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

NZC-22-0090-BELTWAY DEWEY, LLC:

AMENDED ZONE CHANGE to reclassify 10.3 acres from an R-E (Rural Estates Residential) Zone and an R-2 (Medium Density Residential) Zone to an R-4 (Multiple Family Residential - High Density) Zone (previously notified as R-5 (Apartment Residential) Zone).

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase building height; **2)** reduce landscaping; and **3)** alternative driveway geometrics.

DESIGN REVIEWS for the following: **1)** multiple family residential development; and **2)** finished grade in the CMA Design Overlay District.

Generally located on the south side of Hacienda Avenue, the west side of Jerry Tarkanian Way, and the north side of Diablo Drive within Spring Valley (description on file). JJ/jt/jo (For possible action)

RELATED INFORMATION:

APN:

163-29-301-013; 163-29-301-014; 163-29-315-019

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 38 feet where 35 feet is the maximum per Table 30.40-3 (a 9% increase) (previously notified as an increased building height to 60 feet where 50 feet is the maximum per Table 30.40-3 (a 20% increase).
2.
 - a. Reduce landscaping to a less intense use where landscaping per Figure 30.64-11 with 1 tree per 30 feet is required.
 - b. Reduce parking lot landscaping where landscaping per Figure 30.64-14 is required (no longer needed).
3. Reduce the setback to a call box to 61 feet where 100 feet or more is required depending on a traffic study per Uniform Standard Drawing 222.1 (a 39% reduction).

DESIGN REVIEWS:

1. Multiple family residential development.
2. Increase finished grade to 48 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 33% increase) (previously notified as an increased finished grade to 103 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 186% increase)).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 10.3
- Number of Units: 235
- Density (du/ac): 23
- Project Type: Multiple family residential development
- Number of Stories: 3
- Building Height (feet): 38
- Open Space Required/Provided: 23,500/80,212
- Parking Required/Provided: 416/424

Neighborhood Meeting Summary

Notices were mailed to property owners within a 1,500 foot radius of the site notifying them of a neighborhood meeting on December 13, 2021 at the Desert Breeze Community Center. Three neighbors attended the meeting, and the neighbors' concerns included traffic, height of the building, density, and views from the multiple family units into the single family residential houses to the west.

Site Plan

The site plan depicts 11 multiple family residential buildings with a centrally located clubhouse on the linear, north/south oriented site. Overall setbacks for the residential buildings include 113 feet to the north property line along Hacienda Avenue, 79 feet to the east property line along Jerry Tarkanian Way, 79 feet to the south property line along Diablo Drive, and 86 feet to the west property line.

Gated ingress/egress is provided from a driveway that is centrally located along Jerry Tarkanian Way. A waiver of development standards is necessary to reduce the setback for the call box. An additional exit-only gated driveway is provided on the north side of the site to Hacienda Avenue, and an additional exit-only gated driveway is provided on the south side of the site to Diablo Drive. Parking spaces (many of which include carport shade covers), drive aisles, and trash enclosure are located around the perimeter of the site.

A utility/drainage easement located along the west side of the site ranges in width from 20 feet to 30 feet. This utility/drainage easement will remain open to function as a pedestrian path and open area buffer between the multiple family residential development and the single family subdivisions to the west.

Landscaping

Landscaping along the east side of the site, adjacent to Jerry Tarkanian Way, includes a 15 foot wide landscape area with a detached sidewalk. A 6 foot high perimeter wrought iron fence with

CMU block columns is provided behind the 15 foot wide landscape area, and an additional 8 foot wide landscape area is provided behind the fence. A detached sidewalk with a 15 foot wide landscape area is provided along the north property line, adjacent to Hacienda Avenue. The 6 foot high fence is provided behind the 15 foot wide landscape area along Hacienda Avenue, and an additional 8 foot wide landscape area is provided behind the fence.

Landscaping along the south property line, adjacent to Diablo Drive, includes an attached sidewalk, a 10 foot wide landscape area, a 6 foot high fence, and an additional 8 foot wide landscape area behind the fence.

A 10 foot wide intense landscape buffer is provided on the east side of a utility/drainage easement, which is located on the west side of the site. A waiver of development standards is necessary since a wrought iron fence is provided with the intense landscape buffer instead of the required decorative wall.

Landscaping is also provided throughout the parking lots, around the base of the buildings, and within courtyards between the buildings. A total of 80,212 square feet of open space is provided where 23,500 square feet is required. Open space includes a dog park, pool, courtyards, and other amenities.

Elevations

The 3 story residential buildings extend up to 38 feet in height, and exterior materials include painted stucco, stone veneer, and fiber cement board with a cedar finish. Parapet walls along the roofline vary in height, and off-set surface planes help reduce the visual mass of the building. The design of the residential buildings meets the 3:1 height/setback requirement adjacent to single family residences to the west. Lastly, the single story clubhouse includes similar exterior materials with the residential buildings and extends up to a height of 21 feet.

Floor Plans

The residential buildings include 132 one bedroom units, 95 two bedroom units, and 8 three bedroom units. The units range in size from 706 square feet for the one bedroom units to 1,414 square feet for the three bedroom units. Included in the 5,600 square foot clubhouse are a lounge, offices, mailroom, restrooms, and a fitness area. A utility building is 525 square feet, and it includes a pool equipment room, a storage room, and 2 exterior showers.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant, the multiple family residential development is appropriate since the site is adjacent to Jerry Tarkanian Way and the CC 215. In addition, the increase in building height will not create any negative visual impacts since the increase is for architectural details and screening along the roofline, which enhances the appearance of the buildings. Similarly, the applicant indicates that most of the increase in finished grade will occur along the east portion of the site, which will not create any additional impacts to the single family residences to the west. The increase in finished grade is necessary to allow for proper drainage.

Furthermore, the applicant indicates that the other waivers of development standards will not create any negative impacts. For example, the reduced distance to the call box is necessary due to the linear, north/south orientation of the site and the shallow east/west distance. Additional stacking of vehicles is allowed on-site since the gates are not located directly next to the call box. As a result, vehicles will not stack onto Jerry Tarkanian Way. Moreover, 2 exit-only driveways are provided on the north and south sides of the site.

Lastly, the wrought iron fence will improve visibility and security along the utility/drainage easement rather than providing a solid wall. Also, the easement will be utilized as a pedestrian path connecting Hacienda Avenue and Diablo Drive along the west side of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-20-400154 (NZN-0052-17)	Extension of time to reclassify 9.6 acres from R-E to C-2 zoning for a proposed office and retail complex	Approved by BCC	February 2021
ZC-20-0301	Reclassified the western portion to C-P zoning and a design review for an office complex on the entire site	Withdrawn	August 2020
VS-20-0302	Vacation and abandonment of easements	Withdrawn	August 2020
TM-20-500100	1 lot commercial tentative map	Withdrawn	August 2020
ET-20-400043 (NZN-0052-17)	Extension of time to reclassify 9.6 acres from R-E to C-2 zoning for a proposed office and retail complex	Withdrawn	August 2020
NZN-0052-17	Reclassified 9.6 acres from R-E to C-2 zoning for a proposed office and retail complex	Approved by BCC	April 2017
VS-0238-16	Vacated and abandoned a drainage easement	Approved by PC	June 2016
VS-0426-15	Vacated and abandoned Lone Mesa Drive	Approved by BCC	August 2015
VS-0390-15	Vacated and abandoned a portion of Jerry Tarkanian Way	Approved by PC	August 2015
NZN-0624-13	Reclassified 50 acres, including the western portion of this site, to R-2 zoning for a single family residential development	Approved by BCC	December 2013

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed Use	R-4	Multiple family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Business Employment	R-2 & C-2	Single family residential & office building
East	Business Employment	C-2	CC 215 & office complex

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

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.*

An increased demand for housing is a change in trends since the most recent adoption of the Spring Valley Land Use Plan. Reclassifying the site to R-4 zoning will allow for a multiple family residential development, which will provide additional residential units 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.*

R-4 zoning will allow a residential density up to 25 units per acre. This level of intensity is compatible with the R-4 zoned multiple family residential complex to the north, the CC 215 to the east, and the C-2 zoned office building to the south. Furthermore, R-4 zoning is an appropriate transition between the R-2 zoned single family subdivisions to the west and the CC 215 to the east.

- 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.*

There has been no indication from public utility purveyors that the proposed nonconforming zone change will negatively impact public facilities and services. Furthermore, the Clark County School District indicates that enrollment at the elementary school, middle school, and high school that service this area are all under capacity.

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

The proposed R-4 zoning does conform to applicable policies in the Master Plan. For example, Policy 1.4.4 encourages in-fill development that is compatible with the scale and intensity of the surrounding area. Here, R-4 zoning would allow development that is compatible with the scale and intensity of the single family subdivisions to the west. Furthermore, Policy 6.2.3 encourages appropriate transitions for character of development and neighborhood compatibility. Here, an R-4 zoned property adjacent to R-2 zoned single family subdivisions will allow for the proper transitions in density and height without creating negative impacts for the existing residents. As a result, the nonconforming zone boundary amendment does ~~not~~ comply with applicable policies in the Master Plan.

Summary

Zone Change

There has been changes in trends since the most recent adoption of the Master Plan that would make the nonconforming zone boundary amendment appropriate, and the request is compatible with the existing single family residential subdivisions to the west. Furthermore, there has been no indication that the proposed nonconforming zone boundary amendment would create any negative impacts on public utilities and services, and the request does comply with policies in the Master Plan. As a result, staff can support the request.

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

Policy 6.2.1 encourages context-sensitive design of new development that is compatible with established neighborhoods in terms of height and scale. The increase in height is for architectural elements and screening that will enhance the appearance of the buildings from all 4 sides. Moreover, the buildings meet the 3:1 height/setback ratio from the adjacent single family residences, and an intense landscape buffer is provided on the west portion of the site. As a result, staff can support the increased building height.

Waiver of Development Standards #2

The intense landscaping along the east side of the utility/drainage easement located on the west side of the site provides positive environmental impacts, and the trees help create an additional visual buffer between the residences to the west and the proposed development on the subject parcel. Furthermore, the wrought iron fence will also allow visibility into and out of the utility/drainage easement, which will improve security, rather than creating a canyon effect with block walls along the easement. Therefore, staff can support the waiver of development standards.

Design Review #1

Overall, the proposed multiple family residential development is an appropriate transition between the single family subdivisions to the west and the CC 215 to the east. The site design and the building elevations create an orderly and aesthetically pleasing environment that is harmonious and compatible with development in the area. As a result, staff can support the design review.

Public Works - Development Review

Waiver of Development Standards #3

Although the throat depth distance to the call box does not comply with the minimum standard, the applicant has placed the gates farther into the site, which will provide more room for vehicles to exit the right-of-way, reducing stacking in the right-of-way to avoid collisions. Therefore, staff has no objection to this request.

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.

Department of Aviation

APN 163-29-301-013 is subject to certain deed restrictions which (1) prohibit uses incompatible with airport operations including those presented in this land use application from being developed, and (2) prohibit these parcels from being used to enhance incompatible uses on adjacent parcels. Applicant must contact the Clark County Department of Real Property Management to apply for a Deed Restriction Modification to amend existing deed restrictions which prohibit said use. Permits will not be issued and maps will not be recorded until all required fees associated with the amended deed restrictions, which would permit currently prohibited uses included in this application, have been paid and the new CC&Rs are recorded. If applicant fails to pay the required deed modification fees and record the new CC&Rs, then permits for uses prohibited by existing recorded deed restrictions must not be issued and mapping of uses prohibited by existing recorded deed restrictions must not be recorded.

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.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Resolution of Intent to complete in 3 years;
- 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 - Director's Office for the Beltway Frontage Road Phase 1 improvement project;
- Dedicate any right-of-way and easements necessary for the Beltway Frontage Road Phase 1 improvement project;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for the Beltway Frontage Road Phase 1 improvement project;
- 90 days to record required right-of-way dedications and any corresponding easements for the Beltway Frontage Road Phase 1 improvement project;
- Vacate any unnecessary easements.
- 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; and 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.

Department of Aviation

- Compliance with most recent recorded airport-related deed restrictions for APN 163-29-301-013.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

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 #0384-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Spring Valley - denial.

APPROVALS: 2 cards

PROTESTS: 10 cards, 1 letter

PLANNING COMMISSION ACTION: April 19, 2022 – HELD – To 05/03/22 – per the applicant.

PLANNING COMMISSION ACTION: May 3, 2022 – HELD – To 06/07/22 – per the applicant to rewrite/re-notify.

PLANNING COMMISSION ACTION: June 7, 2022 – FORWARDED – Conditions forthcoming.

APPLICANT: LENNAR MULTIFAMILY COMMUNITIES, LLC

CONTACT: CASSANDRA WORRELL, 520 S. FOURTH STREET, LAS VEGAS, NV 89101