

SENIOR HOUSING
(TITLE 30)

PEBBLE RD/JEFFREYS ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ET-22-400067 (UC-20-0220)-USA:

USE PERMIT FIRST EXTENSION OF TIME for senior housing.

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

DESIGN REVIEWS for the following: **1)** senior housing facility; and **2)** alternative parking lot landscaping on 5.0 acres in an R-4 (Multiple Family Residential - High Density) Zone.

Generally located on the northeast corner of Pebble Road and Jeffreys Street within Paradise.
MN/bb/syp (For possible action)

RELATED INFORMATION:

APN:

177-14-802-021

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 50 feet where 35 feet is the maximum height per Table 30.40-3 (a 43% increase).
2. Reduce throat depth for a driveway on Torino Avenue to 11 feet where 100 feet is the minimum distance per Uniform Standard Drawing 222.1 (an 89% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Number of Lots/Units: 195
- Density (du/ac): 39
- Project Type: Senior housing
- Number of Stories: 4
- Building Height (feet): 50
- Open Space Required/Provided (square feet): 19,500/61,151
- Parking Required/Provided: 195/195

Site Plan

The approved site plan depicts a proposed senior housing facility shaped like an “E” located in the center of the parcel. Setbacks include 80 feet to the north property line along Torino Avenue, 56 feet to the east property line, 50 feet to the south property line along Pebble Road, and 80 feet to the west property line along Jeffreys Street.

Access to the site is provided from a single driveway on Torino Avenue located in the northeast portion of the site which includes an 11 foot throat depth where 100 feet is the minimum distance required. Drive aisles and covered parking spaces are located around the perimeter of the site, and a crash gate is located near the southeast corner on Pebble Road. Enhanced paving is provided at the driveway entrance to distinguish the pedestrian walkway from the vehicular travel lanes, and pedestrian paths provide access through pedestrian gates to Pebble Road to the south and to the corner of Pebble Road and Jeffreys Street to the southwest. Bike racks are provided on the north side of the building, and trash enclosures are located near the northeast, southeast, southwest, and northwest corners of the building.

Landscaping

Perimeter landscaping includes a 10 foot wide landscape strip behind an attached sidewalk along Torino Avenue to the north, a 6 foot wide landscape strip along the east property line, a 15 foot wide landscape strip behind an existing attached sidewalk along Pebble Road to the south, and a 10 foot wide landscape strip behind an attached sidewalk along Jeffreys Street to the west. Landscaping is provided around the base of the building, and landscape fingers are provided within the parking lot. A design review for alternative parking lot landscaping was necessary for the 4 locations where a trash enclosure is located at the end of a row of parking spaces instead of the required landscape finger. Areas for the residents include 6,465 square feet of interior amenities, such as a fitness room, wellness center, and library; and 35,332 square feet of usable open space, consisting of a pool, spa, and picnic area; 19,354 square feet of landscaped open space is also provided on site.

Elevations

The 4 story building ranges in height from 46 feet to 48 feet high along the parapet rooflines; however, several architectural roof elements extend up to approximately 50 feet in height. Most of the roofline appears flat along the top of a parapet walls which increases the apparent mass and bulk of the building. The symmetrical grid of windows around the exterior of the building includes design articulation such as faux shutters, stucco pop-outs, awnings, arches, and columns.

Floor Plan

Overall, the senior housing facility includes 139, one bedroom units, and 56, two bedroom units. Other interior spaces include a fitness center, library, great room, kitchen, food storage, mail center, offices, laundry room, computer, wellness center, and media rooms.

Signage

Signage is not a part of this request.

Previous Conditions of Approval

Listed below are the approved conditions for UC-20-0220:

Current Planning

- Work with staff to provide design enhancements on the west elevation to help break-up the visual mass of the building which faces the abutting multiple family residential development;
- 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; 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;
- Traffic study and compliance;
- Full off-site improvements;
- When the Bureau of Land Management (BLM) issues patent to the land, right-of-way dedication to include 50 feet for Pebble Road, 30 feet for Torino Avenue, 30 feet for Jeffreys Street, and associated spandrels.

Building Department - Fire Prevention

- 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 #0204-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant is requesting a first extension of time to allow for additional time to secure the transfer of the BLM patent deed. The anticipated date for deed transfer is sometime in early 2023. The applicant is requesting an extension until July 8, 2024 to allow for adequate time to transfer the deed and commence the development.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0220	Senior housing building height and driveway geometrics	Approved by BCC	July 2020
ZC-18-0939	Reclassified the site to R-4 zoning for a future development	Approved by BCC	December 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Corridor Mixed-Use	C-2	Plant nursery
East	Corridor Mixed-Use	C-2	Retail complex
South	Public Use	R-E	Electric substation
West	Compact Neighborhood (up to 18 du/ac) & Neighborhood Commercial	R-3 & C-P	Multiple family residential & office buildings

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. The applicant is experiencing a delay in obtaining the transfer of the deed from BLM, creating the need for an extension of time. Staff recommends approval of the proposed extension of time.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this 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 July 8, 2024 to commence.
- 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: JAN GOYER

CONTACT: JAN GOYER, OVATION CONTRACTING INC, 6021 S. FORT APACHE ROAD #100, LAS VEGAS, NV 89148