

MULTIPLE FAMILY DEVELOPMENT
(TITLE 30)

VALLEY VIEW BLVD/PIONEER AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-22-0427-OCEAN SHOWBOAT INC:

ZONE CHANGE to reclassify 9.4 acres from an M-1 (Light Manufacturing) Zone to an R-5 (Apartment Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased building height; **2)** waive Asian Design Overlay District standards; **3)** reduce landscaping; and **4)** allow modified driveway design standards.

DESIGN REVIEWS for the following: **1)** proposed multiple family residential development; **2)** alternative parking lot landscaping; and **3)** finished grade in the Asian Design Overlay District.

Generally located on the south side of Pioneer Avenue and the west side of Valley View Boulevard within Paradise (description on file). JJ/rk/syp (For possible action)

RELATED INFORMATION:

APN:

162-18-506-001; 162-18-506-008; 162-18-506-011

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase building height to 59 feet where a maximum of 50 feet is permitted per Table 30.40-3 (an 18% increase).
2. Waive the Asian Design Overlay District standards where required per Section 30.48.800.
3. Reduce existing street landscaping along Pioneer Avenue and Wynn Road to 5 feet where 10 feet of landscaping per Figure 30.64-9 is required (a 50% reduction).
4. Reduce throat depth for the driveway along Pioneer Avenue to a minimum of 27 feet where 150 feet is the standard per Uniform Standard Drawing 222.1 (an 82% reduction).

DESIGN REVIEWS:

1. A proposed multiple family residential development.
2. Alternative parking lot landscaping on portions of the site where landscaping fingers are required per Figure 30.64-14.
3. Increase finished grade to 54 inches (4.5 feet) where a maximum of 36 inches (3 feet) is the standard per Section 30.32.040 (a 50% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 9.4
- Number of Units: 352
- Density (du/ac): 37.3
- Project Type: Multiple family residential development
- Number of Stories: 4
- Building Height (feet): Up to 59
- Square Feet: 303,537
- Open Space Required/Provided: 35,200/118,000
- Parking Required/Provided: 578/578

Site Plans

This is a request for a conforming zone change to reclassify the project site from an M-1 zone to an R-5 zone for a multiple family apartment complex. The site has frontage along the south side of Pioneer Avenue, between Wynn Road and Valley View Boulevard. A 1.2 acre portion of the site (APN 162-18-506-008) is located 300 feet east of Wynn Road along Spring Mountain Road. The plans depict a gated multiple family residential apartment complex consisting of 352 dwelling units distributed within three, 4 story buildings. Two buildings are on the northern portion of the site, and the third building is on APN 162-18-506-008. The site is 9.4 acres with a density of 37.3 dwelling units per acre. The complex will provide 1, 2, and 3 bedroom units. Open space and landscaping are equitably distributed throughout the development and consist of active and passive open space areas which include a swimming pool, cabanas, and a clubhouse with a fitness room, club room, and leasing office located in the center of the site. There will be 1 access point to the development from Pioneer Avenue to the north. Internal circulation within the project consists of 24 foot wide drive aisles. Parking will consist of covered and surface parking spaces for both residents and visitors, which are distributed throughout the development.

Landscaping

The street landscaping consists of a 15 foot wide landscape area with a detached sidewalk along Valley View Boulevard and Spring Mountain Road. An existing 10 foot wide landscape area with an attached sidewalk is shown along Pioneer Avenue and Wynn Road. However, the applicant would like to utilize an existing block wall in this area which is set back 5 feet from the property line. Therefore, the applicant is requesting to have only 5 feet of landscaping outside the wall, with the other half of the landscaping provided internal to the site. The remaining perimeter of the site shows 10 foot wide landscape areas with trees spaced 20 feet apart. Internal to the project, open space and landscaping are equitably distributed throughout the development and consist of active and passive open space areas, which includes a centrally located recreational area with a swimming pool and deck. The amount of open space is depicted at 118,000 square feet where 35,200 square feet is required.

Elevations

The buildings will range in height from 50 feet to 59 feet, at its highest point. Exterior materials include a cement plaster finish, decorative metal awnings, and balcony railings. The mass of the buildings are reduced by off-set surface planes and parapet walls along the roofline at varying heights. The clubhouse will be 1 story and the design of the buildings will match the architecture and color palate of the multiple family complex.

Floor Plans

The plans show a mix of 1, 2, and 3 bedroom units consisting of 227 one bedroom units, 108 two bedroom units, and 17 three bedroom units. The clubhouse is shown at 8,960 square feet and includes a fitness room, club room, business center, and leasing office. Additionally, 2 of the multiple family buildings show a 2,400 square foot patio sky lounge at level 4.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the requested R-5 zoning is an allowable zoning designation under the Master Plan for Employment Mixed-Use. Additional residential along this corridor will act as a supporting use to the existing retail in the immediate area, and the "Strip", which is just over a mile from the site. The Master Plan also encourages the redevelopment of obsolete commercial and industrial areas where high frequency transit exists or is planned. Lastly, the applicant contends that R-5 zoning is the appropriate zoning district for this site as it is near a recently approved mixed-use project which is located to the south.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0213-12	Truck wash and covered parking structure in conjunction with a freight terminal	Approved by BCC	June 2012
NZC-0233-11	Reclassified this property to M- 1 zoning for a freight terminal	Approved by BCC	August 2011

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Entertainment Mixed-Use	M-1 & C-2	Office/warehouse, undeveloped, & broadcast television building
South	Entertainment Mixed-Use	M-1, H-1, & U-V	Office/warehouse and retail complex, resort hotel, mixed-use
East	Entertainment Mixed-Use	H-1	Commercial building & multiple family residential
West	Entertainment Mixed-Use	M-1	Warehouse building

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 conforming zone boundary amendment to R-5 zoning is within the range of residential densities and non-residential intensities anticipated for the site by the Master Plan and the Development Code. Staff finds that this area has developed toward higher density residential uses, in particular the mixed-use project to the south. This parcel has been zoned industrial for several years and has not been developed; therefore, a multiple family development may be more appropriate rather than industrial development.

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

Staff does not have an objection to the increased building height as it should have minimal to no impact on the surrounding land uses. The increased building height is necessary to accommodate and screen mechanical equipment and is not for habitable area. The building elevations are substantially enhanced with architectural detailing and treatments that make for a more interesting streetscape; therefore, staff does not anticipate any adverse impacts from the increased height and can support this portion of the request.

Waiver of Development Standards #2

The intent of the Asian Design Overlay District is to protect and maintain the Asian character and cultural heritage of existing and proposed developments within the designated overlay area by implementing additional design standards that unify appropriate physical and architectural elements. The Asian Design Overlay District was established to ensure architectural unity through a comprehensive design review process and implementation of the Cultural Heritage Program. The applicant is proposing to waive these required design standards in the form of contemporary architecture; therefore, since the applicant has not incorporated the Overlay design criteria, staff cannot support this portion of the request.

Waiver of Development Standards #3

There is an existing block wall which is set back 5 feet from the property line along portions of Pioneer Avenue and Wynn Road. As a result, the applicant is requesting to have only 5 feet of landscaping outside the wall, with the other half of the landscaping provided internal to the site. Staff finds that the waiver request will not adversely affect the immediate area since the

landscape material provided along the public roads has an adequate amount of plant material to meet the intent of Code.

Design Review #1

Except for the Asian design criteria, staff finds the residential buildings are designed with various pop-outs, recesses, and varying roof heights on all sides of the buildings, to break-up the vertical and horizontal lines of the buildings. The project also provides several amenities such as usable open space, swimming pool, fitness center, and clubhouse; therefore, staff can support this portion of the request.

Design Review #2

Along portions of the site near the buildings, there are no landscape fingers shown on the plans. The elimination of the trees within the landscape fingers will alternatively be provided on other portions of the project. Therefore, since the plant material will be distributed throughout the site, particularly within the common areas, courtyards, and the perimeters of the site, staff can support this alternative parking lot design.

Public Works - Development Review

Waiver of Development Standards #4

Staff cannot support the reduction of the throat depth on Pioneer Avenue. Drivers entering the site will be in conflict with resident egress on the west side, guest parking on the east side, and parking in the queueing area that accesses the resident ingress gate. Considering those movements, staff finds that there is a probability of vehicles stacking into the right-of-way, increasing the chance for collisions.

Design Review #3

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.

General

Staff cannot support the driveway on Spring Mountain Road. Spring Mountain Road sees high traffic volumes, which is dangerous considering the numerous existing driveways. If the egress only gate is approved, staff requests a condition of approval that requires the extension of the median on Spring Mountain Road to eliminate conflicting left turn movements from the subject site and from the western driveway on the site to the east.

Staff Recommendation

Approval of the zone change, waivers of development standards #1 and #3, and the design reviews; denial of waivers of development standards #2 and #4.

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:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- 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 the waivers of development standards, and design reviews must commence within 2 years of approval date or they will expire.

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;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Spring Mountain Road improvement project;
- Extend the median on Spring Mountain Road from the west, east to a minimum of 50 feet east of the eastside of the western driveway on the parcel to the east APN 162-18-511-001.
- Applicant is advised that there is a 10 foot roadway easement on Valley View Boulevard and any landscaping and improvements installed in that easement will be removed when Valley View Boulevard is widened; and 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 a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0445-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: GREYSTAR DEVELOPMENT WEST, LLC

CONTACT: KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135