08/05/26 BCC AGENDA SHEET **UPDATE**

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
**DR-26-0259-CITY OF LAS VEGAS:**

**DESIGN REVIEW** for a proposed multi-family residential development on 15.20 acres in an RM32 (Residential Multi-Family 32) Zone.

Generally located south of Vegas Valley Drive and west of Tree Line Drive within Sunrise Manor. TS/rg/cv (For possible action)

---

RELATED INFORMATION:

**APN:**
161-10-701-015 ptn

**PROPOSED LAND USE PLAN:**
SUNRISE MANOR - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

**BACKGROUND:**
**Project Description**
General Summary
- Site Address: 6211 Vegas Valley Drive
- Site Acreage: 15.20 (portion)
- Project Type: Multi-family residential (affordable housing)
- Number of Units: 348
- Density (du/ac): 22.89
- Number of Stories: 3 (Apartment buildings)/1 (Pool buildings [small and large], Maintenance building, Clubhouse and Administrative building)
- Building Height (feet): Up to 40 (Apartment buildings)/20 (Administrative building)/19 (Clubhouse)/15 (Pool building [small and large], and Maintenance building)
- Square Feet: 253,051 (Apartment buildings)/ 8,820 (Administrative building)/7,988 (Clubhouse)/2,037 (Pool buildings [small and large])/1,066 (Maintenance building)
- Open Space Required/Provided: 34,800/69,219
- Parking Required/Provided: 588/592
- Sustainability Required/Provided: 5/5

Site Plan
The site plan depicts a multi-family residential development and associated amenities arranged on a triangular-shaped site with primary access from Vegas Valley Drive to the north and secondary access from Tree Line Drive to the east. The subject site was previously approved and currently operates as a solar field. The site is undergoing a parcel map process (MSM-26-600013) to create three parcels, and the subject site is Lot 2 on that map comprising 15.20 acres, which is also being rezoned to RM32. The existing solar field within that portion of the site (Lot

2) will be eliminated to accommodate the multi-family project. The northern portion of the site contains multiple residential buildings organized around internal parking areas, with a clubhouse and pool complex located near the primary entry. The southern portion contains additional residential buildings, an administrative building, and additional amenity areas, with gated access extending from the internal circulation system. Trash enclosures, pedestrian connections, carports, bicycle parking, and EV charging locations are shown throughout the site. The site is bordered by block walls on the north, south (except within the 100 feet SNWA easement), and east sides, and by a mix of existing and new wrought-iron fencing along the west side next to the Las Vegas Wash.

Landscaping

The landscape plan depicts perimeter landscaping along all property boundaries, including the frontages on Vegas Valley Drive and Tree Line Drive. The planting areas meet the applicable Title 30 landscaping requirements for trees, shrubs, and groundcovers. The plan identifies parking lot landscaping distributed throughout the parking areas, except along the western boundary where the existing SNWA permanent easement, which prohibits tree planting within the easement area and allows only shallow root landscaping.

Elevations

The elevations depict a consistent architectural theme across all buildings, showing stucco wall finishes, manufactured stone veneer at the base, and storefront or vinyl window systems. Mechanical equipment is depicted as screened at grade or located behind parapets. The accessory one-story buildings (up to 20 feet tall) and the three-story residential multi-family buildings (up to 40 feet tall) share the same material treatment. Overall, the elevations depict a unified and coordinated design across the development.

Floor Plans

The floor plans depict the Clubhouse is 7,988 square feet, the Pool Buildings are 1,220 and 817 square feet, the Maintenance Building is 1,066 square feet, and the Administrative Building is 8,820 square feet. The apartment buildings total 253,051 square feet and depict stacked residential layouts. The residential units within the apartment buildings consist of mix of one-, two-, and three-bedroom layouts. Unit sizes range from 1,038 to 1,164 square feet.

Applicant's Justification

The applicant requests design review approval for an affordable/veteran housing community and states that the site's location within the solar farm and adjacent utility and industrial uses makes the project appropriate and adequately buffered. The proposal includes residential buildings and supportive housing buildings for veterans, an administrative building, and amenities, with access from Vegas Valley Drive and Tree Line Drive. The applicant indicates that secured access, internal circulation, parking, and pedestrian connections are designed to serve residents, and that landscaping is provided consistent with site conditions and easement constraints. An alternative landscape plan is requested due to an SNWA easement limiting tree placement. The applicant asserts the project is compatible with surrounding uses and supports the related land use applications.

**Prior Land Use Requests**

| Application Number | Request | Action | Date |
|---|---|---|---|
| ADET-0779-12 (ZC-0429-09) | Administrative first extension of time for a zone change from RUD and P-F zoning to P-F zoning for a solar photovoltaic facility | Approved by ZA | September 2012 |
| VS-0462-10 | Vacate and abandon a portion of right-of-way being Tree Line Drive | Approved by PC | November 2010 |
| ZC-0429-09 | Zone change from RUD and P-F zoning to P-F zoning for a solar photovoltaic facility | Approved by BCC | August 2009 |
| NZC-0096-04 | Zone change for a 20 acre portion of the site from M-1 to RUD zoning - expired | Approved by BCC | May 2004 |
| NZC-0095-04 | Zone change for a 5 acre portion of the site from M-2 to RUD zoning - expired | Approved by BCC | May 2004 |
| ZC-0814-03 | Zone change for a 6.7 acre portion of the site from R-E to P-F zoning for a wastewater lift station - expired | Approved by BCC | June 2003 |
| ZC-0360-98 | Zone change for a 20 acre portion of the site from R-E to M-1 zoning for an outdoor storage yard - expired | Approved by BCC | May 1998 |
| ZC-66-63 | Zone change for a 5 acre portion of the site from R-E to M-2 zoning for a meat and bone processing plant - expired | Approved by BCC | May 1963 |

**Surrounding Land Use**

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|---|---|---|---|
| North | Business Employment | IP, IL, & IH | Electric generation facility |
| South | Public Use | PF | Solar power facility |
| East | Business Employment | IP & IH | Automobile auction & recycling center |
| West | Public Use | PF | Las Vegas Wash & wastewater treatment plant |

**Related Applications**

| Application Number | Request |
|---|---|
| PA-26-700022 | Plan amendment for a portion of the site from Public Use (PU) to Urban Neighborhood (UN) is a companion item on this agenda. |
| ZC-26-0257 | Zone change from PF to RM32 is a companion item on this agenda |
| VS-26-0258 | Vacation and abandonment of a portion of right-of-way is a companion item on this agenda. |
| **VS-26-0289** | **Vacation and abandonment of a portion of a right-of-way is a related item on this agenda.** |
| **WS-26-0288** | **Waiver of development standards to eliminate drainage study is a related item on this agenda.** |

**STANDARDS FOR APPROVAL:**
The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

**Analysis**
**Comprehensive Planning**
Design Review
Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The proposed residential development is not compatible with adjacent development and is not harmonious with development in the area because the site is surrounded by industrial uses, including an electric generation facility to the north, a recycling center and automobile auction facility to the east, and a wastewater treatment plant to the west, and is located within the center of an existing solar field. These surrounding uses are industrial in character, do not include residential development, and do not meet the typical separation distances required between nonindustrial uses and facilities such as recycling centers, wastewater treatment plants, and electric generation facilities. The site plan also depicts painted pedestrian walkways, which do not satisfy the pedestrian connection requirements of Title 30. While the building elevations and architectural features are not the primary concern, the placement of residential buildings within an active industrial and solar generation area results in a development pattern that is undesirable in appearance relative to its surroundings. In addition, the surrounding roadway network is designed to serve industrial and utility scale operations rather than residential traffic, and the location does not meet the intent of the design review criteria related to appropriate access and circulation. Staff is also not supporting the companion plan amendment and rezoning requests; therefore, staff cannot support the design review.

**Staff Recommendation**
Denial. 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.

**PLANNING COMMISSION ACTION:** July 7, 2026 – APPROVED – Vote: Aye: Frasier, Mujica, Brady, Kirk, Roitman, Stone Nay: Kilarski
**Comprehensive Planning**
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance;
- Shall at financial closing, and recorded in first position, place a Declaration of Restrictive Covenants on the property restricting the affordability of the units to the ranges provided on the County's Approved Affordable Housing Certification, for a period of 50 years.

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time and application for review; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

**Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Vegas Valley Drive improvement project;
- 90 days to record said separate document for the Vegas Valley Drive improvement project;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

**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 #0283-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC: Sunrise Manor - denial.**
**APPROVALS: 1**
**PROTESTS: 19**

**PLANNING COMMISSION ACTION:** June 16, 2026 – HELD – To 07/07/26 – per the applicant.

**APPLICANT:** MARK MULHALL
**CONTACT:** MARK MULHALL, KAEMPFER CROWELL, 2624 LINCOLN RD, LAS VEGAS, NV 89115