10/06/26 PC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-26-0520-SHAHROKH TORANJI 2022 FAMILY TRUST & SHAHROKH TORANJI TRS:

USE PERMITS for the following: **1)** senior housing; **2)** assisted living; and **3)** congregate care.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate screen wall; **2)** increase retaining wall height; and **3)** modified driveway geometrics.
DESIGN REVIEW for proposed senior housing, assisted living, and congregate care in conjunction with a multi-family residential development on 4.86 acres in an RM32 (Residential Multi-Family 32) Zone.

Generally located north of Tropicana Avenue and west of Conquistador Street within Spring Valley. JJ/rr/kh (For possible action)

RELATED INFORMATION:

APN:
163-19-402-006

WAIVERS OF DEVELOPMENT STANDARDS:
1. Eliminate the required screen wall along the north property line where an 8 foot decorative screen wall is required per Section 30.04.02C.
2. Increase the height of a proposed retaining wall along the west property line to 4 feet where 3 feet is the maximum height allowed per Section 30.04.03C (a 33.3% increase).
3. a. Reduce departure distance for a driveway along Tropicana Avenue to 85 feet where 190 feet is required per Uniform Standard Drawing 222.1 (a 55% reduction).
   b. Reduce the width of a driveway along Conquistador Street to 23 feet where 32 feet is the minimum width for 2 way driveways per Uniform Standard Drawing 222.1 (a 28% reduction).
   c. Reduce the width of a driveway along Tropicana Avenue to 27 feet where 36 feet is the minimum width per Uniform Standard Drawing 222.1 (a 25% reduction).
   d. Increase width of a driveway along Conquistador Street to 72 feet where 52 feet is allowed per Uniform Standard Drawing 222.1 (a 39% increase).
   e. Reduce throat depth of a driveway along Tropicana Avenue to zero feet where 75 feet is the minimum standard per Uniform Standard Drawing 222.1 (a 100% reduction).
   f. Reduce throat depth of a driveway along Conquistador Street to 0 feet where 75 feet is the minimum standard per Uniform Standard Drawing 222.1 (a 100% reduction).

g. Reduce throat depth of a driveway along Conquistador Street to 8 feet where 75 feet is the minimum standard per Uniform Standard Drawing 222.1 (an 89% reduction).
h. Reduce a driveway island length to 8 feet where 20 feet is required per Uniform Standard Drawing 222.1 (a 60% reduction).

LAND USE PLAN:
SPRING VALLEY - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 4.86
- Project Type: Multi-family residential development (senior housing, assisted living, and congregate care)
- Density (du/ac): 22.6
- Number of Stories: 4
- Building Height (feet): 50
- Number of Units: 160 (85 senior housing; 50 assisted living; 25 congregate care)
- Square Feet: 204,900
- Open Space Required/Provided: 16,000 square feet/67,000 square feet
- Parking Required/Provided: 132/150
- Sustainability Required/Provided: 5/5

Site Plans
The plans depict a proposed multi-family residential development for senior housing with independent living, assisted living, and congregate (memory) care units. The plans depict a 4 story building located in the center of the site with 160 units.

The main driveway, comprised of two, 24 foot wide lanes with a 22 foot wide median, will access the site from Conquistador Street. The throat depth of this driveway is zero feet, and along with the increased driveway width, is the subject of a waiver request. A second gated driveway, 23 feet in width, is provided to the north of the main driveway along Conquistador Street. The sliding gate is setback 26 feet from the street and will remain open during the day. The throat depth of this driveway of 8 feet, along with the decreased driveway width, is the subject of a waiver request. A third driveway, 27 feet in width, is located along Tropicana Avenue, an arterial street. The throat depth of this driveway is zero feet, along with the decreased driveway width, is the subject of a waiver request.

The main driveway connects parking areas surrounding the eastern, western, and northern sides of the building. A swing gate to the west of the Tropicana Avenue driveway provides for secure parking along the north and west sides of the building. Covered parking is provided for spaces along the north and west property lines. Pedestrian connections to the public sidewalk along Conquistador Street are provided, including colored concrete pedestrian crossings. There are 6 accessible parking spaces and 9 bicycle parking spaces provided around the buildings. The

project provides 4 EV-installed spaces, and 29 EV-capable parking spaces. A trash enclosure is located on the west side of the building. A 3 foot tall decorative wall with a 3 foot metal fence on top is provided along the street frontages. A new decorative buffer wall is not provided along the north property line which is the subject of a waiver request. Open space provided includes several courtyards, a pool and spa with a covered cabana area, bistro patio, and barbeque area.

Landscaping

The plan depicts 5 foot wide landscape strips on each side of a detached sidewalk along Tropicana Avenue and Conquistador Street which meets Title 30 standards. A 15 foot wide landscape buffer is provided along the north side of the site with 2 rows of evergreen trees. Landscaping is also provided in the parking areas in accordance with Title 30 standards.

Elevations

The plans depict a 4 story building with an average height for all building facades as measured from the ground level of 50 feet. The buildings are multi-sided, including courtyard areas, and consist of varying rooflines with parapets, enhanced articulation, decorative metal rails, decorative metal awnings, and balconies with metal rails. The exteriors of the buildings all feature 3 different colors of stucco, CMU, manufactured stone, and vinyl windows with insulated glazing.

Floor Plans

The plans depict a total of 160 units. The plans indicate the following:

- Senior Housing: 85 independent living units including 45 one-bedroom, and 40 two-bedroom units ranging from 739 to 1,396 square feet;
- Assisting Living: 50 units, including 8 studios, 27 one-bedroom, and 15 two-bedroom units ranging from 451 to 1,078 square feet;
- Congregate (memory) Care: 25 units, including 15 studios and 10 one-bedroom units ranging from 416 to 624 square feet.

Congregate care is on the ground floor with a secured courtyard. Assisted living is on floors 2 and 3 and independent living is on all floors. All units will be accessed from interior hallways and will have patio areas or balconies. Common areas and amenities include several dining areas, bistro, theater/club, fitness and therapy, art studio, salon/spa, library, clubhouses, bar, and roof terraces.

Applicant's Justification

The applicant proposes a senior living community consisting of independent senior housing, assisted living, and congregate care (memory care). The development incorporates extensive amenities, significant open space, enhanced common areas, and a wide range of services intended to support aging in place. The requested waivers reflect the unique circulation needs of the senior housing development and are support by the site layout, multiple access points, and traffic distribution.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South	Corridor Mixed-Use	RS3.3	Single-family residential
East	Compact Neighborhood (up to 18 du/ac)	RM50	Multi-family residential
West	Corridor Mixed-Use	CG	Shopping center

Related Applications

Application Number	Request
PA-26-700038	A plan amendment from Compact Neighborhood (up to 18 du/ac) to Urban Neighborhood (greater than 18/du) is a companion item on this agenda.
ZC-26-0518	A zone change from RS20 to RM32 is a companion item on this agenda.
VS-26-0519	A vacation and abandonment of patent easements and a portion of right-of-way is a companion 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
Use Permits
A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

The density of the site calculates to 22.6 dwelling units per acre which includes the independent living (senior housing) units and assisted living units. Assisted living and congregate care require access from an arterial or collector streets, which are provided with driveways to Tropicana Avenue and Conquistador Street. The project provides adequate common areas, dining facilities, and support services to meet Title 30 standards. All uses are integrated in the building, and the design will have the appearance of a multi-family building. It is not anticipated that the uses will generate significant external impacts on the surrounding neighborhood or commercial areas. Therefore, staff can support the use permits.

Waivers of Development Standards
The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the

subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1
The elimination of the 8 foot decorative buffer wall along the north side of the property is requested due to the presence of an existing 8 foot wall along the property line and because the single-family residential properties to the north are approximately 4 feet higher in elevation than the site. The site plan also indicates that the existing walls will be repaired as needed and painted to match the color of the building. Due to these factors, staff can support this request.

Waiver of Development Standards #2
The increased retaining wall height to 4 feet where 3 feet is the maximum allowed is the result of the subject site being lower than the commercial property to the west. The modest increase in the retaining wall height will not affect any adjacent properties. Therefore, staff can support this request.

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 overall design of the buildings incorporates the 4 sided architectural standards. The main building entrance does not face the adjacent street, however, vehicular and pedestrian access from Conquistador Street is provided directly to the entrance. Approximately 5% of the surface parking, or 8 spaces, is located between the street frontage on Conquistador Street and the building, however, the rest of the parking areas are located to the north and west sides of the building where it will have less visibility from the streets.

Master Plan Policy 6.2.1 encourages the design and intensity of new development to be compatible with established neighborhoods and uses in terms of its height, scale, and overall mix use uses. The building design, materials, and height are compatible with adjacent commercial development and adequately buffered from nearby residential areas through significant setbacks and landscaping Staff finds the scale and intensity of the project is compatible with the surrounding uses and should not negatively impact any adjacent roadways or neighborhood traffic. The proposal will also provide some necessary housing options for specific populations within the area. Therefore, staff can support this request.

Public Works - Development Review
Waiver of Development Standards #3b & #3g
The reduction in throat depth and driveway width, reduces the safety of vehicles entering and exiting the site. Narrower driveways will result in more vehicles stopping in the right-of-way

while drivers attempt to negotiate the tight turns that will be required. Further complicating off-site to on-site movements, the reduced throat depth will result in on-street stacking of vehicles. This site is a raw parcel, and there is no reason the minimum requirements cannot be met. Therefore, staff cannot support this request.

Waiver of Development Standards #3d, #3f & #3h
Staff finds that the increase in driveway width, reduction in throat depth and island length will negatively impact the safety of vehicles entering and exiting the site. Vehicles entering the site will lead to conflicts with egress traffic due to the reduced island length. This site is a raw parcel, and there is no reason why the applicant cannot meet the minimum requirements. Therefore, staff cannot support this request.

Waiver of Development Standards #3a, #3c & #3e
Staff finds the reduced driveway width, throat depth and departure distance along Tropicana Avenue will result in on-street stacking of vehicles. Tropicana Avenue is an arterial street that accommodates a high volume of traffic. Traffic coming off of Conquistador Street will conflict with movements from the commercial driveway on Tropicana Avenue. Further complicating off-site to on-site movements, the reduced driveway width and throat depth, will increase the potential for collisions. There is no reason why the applicant cannot meet the minimum requirements as the site is a raw parcel. Therefore, staff cannot support this request.

Staff Recommendation
Approval of the use permits, waivers of development standards #1 and #2, and the design review; denial of waiver of development standards #3. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 4, 2026 at 9:00 a.m., unless otherwise announced.

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:

Comprehensive Planning
If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- 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; 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;
- Right-of-way dedication to include 25 feet to the back of curb for Conquistador Street;
- Coordinate with Public Works - Development Review Division regarding the purchase of the vacated right-of-way;
- The installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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 #0077-2027 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Spring Valley - approval of waivers of development standards #1 and #2 and the design review; denial of waiver of development standards #3.
APPROVALS:
PROTESTS:

APPLICANT: EDGEMARK DEVELOPMENT LLC
CONTACT: MARK MULHALL, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135