

MULTIPLE FAMILY
RESIDENTIAL DEVELOPMENT
(TITLE 30)

UPDATE
BROADBENT BLVD/WETLANDS PARK LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-20-0544-VALENTI SAM P & MARY TR SURV TR & VALENTI SAM & MARY TR
DCDNTS TR:**

HOLDOVER ZONE CHANGE to reclassify 2.9 acres from R-E (Rural Estates Residential) Zone to R-3 (Multiple Family Residential) Zone.

DESIGN REVIEWS for the following: **1)** a multiple family residential development; and **2)** increased finished grade.

Generally located on the east side of Broadbent Boulevard and the south side of Wetlands Park Lane within Whitney (description on file). JG/jt/jd (For possible action)

RELATED INFORMATION:

APN:

161-27-510-007

DESIGN REVIEWS:

1. Multiple family residential development.
2. Increase finished grade to 48 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 167% increase).

LAND USE PLAN:

WHITNEY - RESIDENTIAL HIGH (FROM 8 DU/AC TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.9
- Number of Units: 78
- Density (du/ac): 18
- Project Type: Multiple family residential development
- Number of Stories: 3
- Building Height (feet): 35
- Open Space Required/Provided (square feet): 15,600/17,206
- Parking Required/Provided: 138/138

Site Plan

The site plan depicts 2 residential buildings and a multiple purpose building on the triangular shaped parcel. Building 1 is in the northwest corner of the site, set back 20 feet from Wetlands Park Lane to the north and 25 feet from Broadbent Boulevard to the southwest. A cabana shade structure, barbeque grills, splash pad, and a multiple purpose building are located on the south side of Building 1. Building 2 is located on the southwest side of the site, set back 20 feet from Broadbent Boulevard and 68 feet to the eastern property line. Gated access to the site with a call box is provided from Wetlands Park Lane, and an exit-only driveway is provided on the southern portion of the site to Broadbent Boulevard. A pedestrian gate is provided on Wetlands Park Lane, and 2 pedestrian gates are provided on Broadbent Boulevard. Parking spaces and trash enclosures are located on the eastern side of the site, adjacent to a single family residential subdivision. Carports are located above most of the parking spaces, except for the parking spaces along the eastern property line and 6 parking spaces located on the southwest side of the site along Broadbent Boulevard.

Landscaping

Landscaping along Wetlands Park Lane is 10 feet wide behind an attached sidewalk. A 6 foot high steel fence with CMU pilasters is set back 5 feet behind the sidewalk. Along Broadbent Boulevard, landscaping is 15 feet wide, which consists of a 5 foot wide landscape strip, a 5 foot wide detached sidewalk, and a 5 foot wide landscape strip. A 10 foot wide landscape strip with 2 rows of offset trees (an intense landscape buffer) is provided along the east property line, which is adjacent to an existing single family residential subdivision. Since an intense landscape buffer is provided along the east property line and the residential buildings are a maximum of 35 feet high, the minimum setback from the single family subdivision to the east is reduced to 20 feet.

Landscaping is also provided along the vehicular entrance, within the parking lot, and around the buildings. Open space amenities include a landscape area in the northwest portion of the site; a dog run on the east side of Building 1; a cabana shade structure, splash pad, and barbeque grills on the south side of Building 1; a landscape area on the southeast side of Building 2; and landscape areas on both sides of the vehicular entrance from Wetlands Park Lane.

Elevations

Both residential buildings are 3 stories and 35 feet high to the top of a parapet wall along the roofline. Apparent mass for both buildings is reduced by the alternating height of the parapet wall along the roofline, horizontal metal siding accents, metal awnings, and open exterior stairs. Exterior finish will include plaster with 3 paint colors in a gray palette.

Other buildings and structures include the multiple purpose building, a cabana shade structure, and carports. The multiple purpose building is 16 feet 6 inches high to the top of a parapet wall along the roofline. Exterior materials will match the residential buildings. The cabana shade structure is 10 feet high and consists of powder coated steel tube beams. Carports will be 10 feet high and constructed of powder coated tube steel columns and a metal roofing system.

Floor Plans

Building 1 will include 30, one bedroom units, and each unit is approximately 800 square feet. Building 2 will include 48, two bedroom units, and each unit is approximately 1,000 square feet.

The multiple purpose building is 301 square feet, and it includes an equipment storage area, office, restroom, exterior shower, and exterior mailboxes.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that the proposed R-3 zoning conforms to the planned land use for the site, and the intensity, scale, height, and operations of the proposed multiple family residential development is harmonious and compatible with existing development and planned uses in the surrounding area. The increased finished grade is necessary due to the topography of the 2 existing streets and residential development to the east. Geotechnical explorations also indicate a high water table on the site, and specialized foundation systems will be required since the site is subject to liquefaction.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0552-06	Reclassified the site from R-E zoning to RUD zoning for a single family subdivision – expired	Approved by BCC	June 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-T	Manufactured home park
South & West	Residential Medium (3 du/ac to 14 du/ac)	RUD	Undeveloped
East	Residential High (from 8 du/ac to 18 du/ac)	R-3	Single family residential subdivision

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 proposed conforming zone boundary amendment is within the range of residential densities planned for this site by the Whitney Land Use Plan. R-3 zoning, which allows up to 18 dwelling units per acre, is compatible with the R-T zoned manufactured home park to the north across Wetlands Park Lane, the R-3 zoned single family subdivision (planned unit development) to the east, and the RUD undeveloped parcel to the southwest across Broadbent Boulevard. In addition, Broadbent Boulevard, which transitions into Tropicana Avenue to the northwest of this site, is a 100 foot wide arterial street. As a result, staff can support the request.

Design Review #1

The proposed multiple family residential development is compatible with adjacent development in the area, and the project is consistent with applicable policies in the Comprehensive Master Plan. For example, the buildings are oriented in varying directions along the northwest and western sides of the site. This increases the visual interest along the public rights-of-way, consistent with Urban Specific Policy 58, and it reduces the visual impact to the single family residences to the east. This layout also avoids the monotony of a linear pattern, and it provides a variety of parking options for residents, consistent with Urban Specific Policy 54. Architectural building design for the project include varied elevations, roof forms, and surface planes, consistent with Urban Specific Policy 55. Lastly, a variety of amenities are provided for residents, including a cabana shade structure, splash pad, and barbeque grills, consistent with Urban Specific Policy 51. As a result, staff can support this request.

Public Works - Development Review

Design Review #2

This design review represents the maximum grade difference along 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.

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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 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;
- Coordinate with Public Works - Design Division for the Broadbent Boulevard Capital Improvement Project;
- Grant any necessary rights-of-way and easements for the Broadbent Boulevard Capital Improvement Project.
- Applicant is advised that 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 or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; 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.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; 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; and to show on-site fire lane, turning radius, and turnarounds.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0283-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC:

APPROVALS: 2 cards

PROTESTS: 36 cards

COUNTY COMMISSION ACTION: February 3, 2021 – HELD – To 03/03/21 – per the applicant.

APPLICANT: PETERSEN MANAGEMENT, LLC

CONTACT: DC PETERSEN PROFESSIONAL CONSULTANTS, 5052 S. JONES BLVD, SUITE 110, LAS VEGAS, NV 89118