

FENCE
(TITLE 30)

POST RD/RILEY ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0077-CPI CALIDA MOSAIC OWNER, LLC:

WAIVER OF DEVELOPMENT STANDARDS for alternative driveway geometrics.

DESIGN REVIEWS for the following: **1)** a fence and access control gates; and **2)** modifications to an existing mixed-use development on 9.8 acres in a U-V (Urban Village – Mixed-Use) Zone in the CMA Design Overlay District.

Generally located on the southwest and southeast corners of Post Road and Riley Street within Spring Valley. JJ/al/jd (For possible action)

RELATED INFORMATION:

APN:

163-32-811-000; 163-32-811-484; 163-32-811-511; 163-32-811-595; 163-32-811-679; 163-32-811-759; 163-32-811-839; 163-32-811-913

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the required driveway throat depth to 72 feet where a minimum of 100 feet is required per Uniform Standard Drawing 222.1 (a 28% reduction).

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 6355 South Riley Street
- Site Acreage: 9.8
- Project Type: A fence and gates in conjunction with a residential component of a mixed-use development
- Fence/Gate Height (feet): 6

History

The site is developed as a residential component of a mixed-use development that was approved by the Board of County Commissioners (ZC-1664-05) in December 2005. ZC-1664-05 was approved for a total of 69 acres which included commercial components on the parcels abutting the site to the west and south, and residential components that include the subject site and the multiple family residential development to the east across Riley Street. DR-0827-07 was

approved by the Board of County Commissioners for the specific design of the residential components of the mixed-use development. These residential components of the mixed-use development consist of multiple family residential developments with a total of 456 units on 15.7 acres at a density of 29.1 dwelling units per acres.

Site Plans & Request

The site is a residential component of the mixed-use development. This portion of the mixed-use development is a multiple family residential development consisting of 302 units on approximately 9.8 acres. The development was constructed in 2010 and consists of 6 buildings with the main entrance to the development from Riley Street, and a secondary access from Post Road. Private streets are located along the western and southern boundaries of the site, and no vehicle access is provided from these private streets. Existing pedestrian circulation paths (sidewalks) are located around the perimeter of this site and throughout the interior of the residential complex. The request is to install a 6 foot high tubular steel fence around the perimeter of this residential development and install access control gates at the entrances to the complex. The plans depict the driveway on Post Road will be for egress only. The entrance on Riley Street will be for ingress and egress for the development with the call box set back 72 feet from Riley Street.

Landscaping

No changes are proposed or required to the existing landscape areas with this request. The landscape areas adjacent to the public and private streets that abut this site are part of the pedestrian realm for the mixed-use development and are a minimum of 15 feet wide with attached and detached sidewalks. The proposed fence around the site will be set back a minimum of 15 feet from the back of curb of the public and private street. The plans depict pedestrian access gates to Post Road, Riley Street, and the private street along the western boundary from the multiple family residential development to the pedestrian realm along these streets. No pedestrian access is depicted from the multiple family residential development to the pedestrian realm along the southern boundary of the site, which currently is not connected to the pedestrian circulation system from the interior of the development.

Applicant's Justification

The applicant indicates that the request is to make the development a gated community which will increase security of the development and provide safer spaces for residents of the development. The location of the proposed gates and call box are limited by the existing design of the entrance to the development from Riley Street and the existing drive aisles within the development. The proposed location of the call box will be sufficient for vehicle queuing at the gate.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0827-07	Residential component of a mixed-use development on a total of 15.7 acres	Approved by BCC	August 2007
ZC-1664-05	Reclassified 69 acres, including this site, to U-V zoning for a mixed-use development	Approved by BCC	December 2005

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
South	Commercial General	U-V & C-2	Office complex
East	Commercial General	U-V	Multiple family residential
West	Commercial General	U-V	Office complex

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Waiver 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.

Design Reviews

The installation of the proposed fence and gates does not comply with the purpose of a mixed-use development, which is to encourage a diversity of compatible land uses including a mixture of residential and commercial uses. Mixed-use projects are intended to create and sustain pedestrian oriented neighborhoods where residents have convenient access to jobs, school, shops, public facilities, transit, and various services. The proposed fence and gates effectively cut this residential component off from the rest of the mixed-use development. However, this mixed-use development was not designed and developed as a truly integrated and cohesive mixed-use development. The overall project appears more as 2 separate multiple family residential developments that are abutting a commercial development. There are existing single family and multiple family residential developments in this area that are gated communities. Making this residential development into a gated community is consistent and compatible with other residential developments in this area; therefore, staff does not object to the installation of the proposed fence and gates.

Public Works - Development Review

Waiver of Development Standards

Staff has no objection to the reduction in the throat depth distance to the call box. The applicant is proposing to install perimeter fencing around an existing multi-family development with two points of entry for the residents, off of Post Road and Riley Street with additional space at the entrance on Riley Street to help prevent vehicle stacking in the right-of-way.

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**

- 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 this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- If the project is gated, queuing analysis and gate/callbox location must be approved by Public Works - Development Review Division.
- Applicant is advised that off-site improvement permits may be required.

Building Department - Fire Prevention

- Applicant is advised 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 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: CPI CALIDA MOSAIC OWNER, LLC

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