

SENIOR APARTMENT COMPLEX  
(TITLE 30)

RUSSELL RD/BOULDER HWY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-21-0092-DRAKETAIL HOLDINGS II, LLC:**

**ZONE CHANGE** to reclassify a 4.9 acre portion of a 10.2 acre site from an R-E (Rural Estates Residential) Zone and an R-2 (Medium Density Residential) Zone to an R-5 (Apartment Residential) Zone.

**USE PERMIT** for a senior housing project.

**WAIVER OF DEVELOPMENT STANDARDS** to allow alternative street landscaping.

**DESIGN REVIEWS** for the following: **1)** a senior housing project with associated structures; and **2)** alternative parking lot landscaping.

Generally located on the north side of Russell Road, 490 feet east of Boulder Highway within Whitney (description on file). JG/rk/jd (For possible action)

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RELATED INFORMATION:

**APN:**

161-27-801-027 ptn.

**WAIVER OF DEVELOPMENT STANDARDS:**

Allow alternative street landscaping (groundcover only) along portions of a public street (Russell Road) where plant material is required per Figure 30.64-17.

**DESIGN REVIEWS:**

1. A senior housing project with associated structures.
2. Alternative parking lot landscaping on portions of the site where landscaping fingers are required per Figure 30.64-14.

**LAND USE PLAN:**

WHITNEY - COMMERCIAL TOURIST

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 4.9 (portion)
- Number of Units: 205
- Density (du/ac): 42.0
- Project Type: Senior apartment complex

- Number of Stories: 4
- Building Height (feet): 49
- Open Space Required/Provided: 20,500/33,000
- Parking Required/Provided: 205/212

### Site Plans

The plans depict a proposed senior housing facility consisting of 2 buildings located near the center of the site with parking shown around the perimeter of the buildings. There will be a total of 205 units with a density of 42.0 dwelling units per acre. Title 30 allows a maximum density of 50 dwelling units per acre for senior housing in an R-5 zone. The complex will provide 1 and 2 bedroom units. The setbacks of the building are as follows: 90 feet to the south property line (Russell Road); 87 feet to the north property line; 84 feet to the east property line; and 80 feet to the future west property line. Interior to the site, open space and landscaping are equitably distributed throughout the development. There are 2 recreational open space areas that face interior to the site surrounded by 3 sides of the building in a courtyard fashion. There will be 1 access point to the development from a private drive off Russell Road to the east. Internal circulation within the project consists of 25 foot wide drive aisles. Parking will consist of surface parking for both the visitors and residents with a majority of the spaces being covered.

### Landscaping

The street landscaping is shown at 15 feet to 45 feet wide along Russell Road with an attached sidewalk. The perimeter landscaping includes 6 foot wide landscape areas along the north and east property lines with trees spaced 20 feet on center. Interior to the site, open space and landscaping are equitably distributed throughout the development and consist of active and passive open space areas, which include 2 recreational open space areas, a swimming pool and spa, dog park, and picnic areas. The recreational open space areas face interior to the site surrounded by 3 sides of the building in a courtyard fashion. The amount of passive and active open space is depicted at 33,000 square feet where 20,500 square feet is required.

A public hearing design review is needed due to the project eliminating 1 landscape finger near the southeast portion of the site and 6 landscape fingers along the western portion of the property where there will be no trees or shrubs due to the power easement (groundcover only).

### Elevations

The residential buildings are 4 stories with pitched roofs consisting of concrete tile roofing material. The exterior walls have a stucco finish painted in earth tone colors. The upper floor units will have balconies with wrought iron railings. The residential buildings are designed with various pop-outs, recesses, and varying roof heights on all sides of the building. The clubhouse, leasing office, and various additional amenities are internal to the building.

### Floor Plans

The plans show a mix of 1 and 2 bedroom units consisting of 125, one bedroom units and 80, two bedroom units. The residential units are between 662 square feet and 889 square feet in area. Indoor amenities will include kitchen, salon, library, computer room, great room, media room, and exercise room.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The applicant indicates senior housing options are necessary and compatible with the surrounding area and the proposed development will have reduced impacts on schools and traffic as compared with a multiple family development. Furthermore, the development meets most required design standards for a multiple family project and the density and intensity of the project is compatible with the existing senior housing developments to the east of this site.

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Public Facilities; Commercial Tourist	R-E, R-2, & R-3	Duck Creek Wash; apartment complex
South	Commercial Tourist	C-2	Motel complex
East	Commercial Tourist	R-5 & C-2	Two senior housing complexes
West	Commercial Tourist	R-2, H-2 & C-2	Undeveloped

### **STANDARDS FOR APPROVAL:**

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

### **Analysis**

#### **Current Planning**

#### Zone Change

This request is a conforming zone boundary amendment. This request is consistent to Urban Land Use Policy 10 which encourages site designs to be compatible with adjacent land uses and off-site circulation patterns. The plans depict a use and geographic location of the project that are compliant with all applicable goals and policies contained within the Land Use Plan, specifically Goal 5 regarding multiple family residential development and all corresponding policies; therefore, staff can support the proposed zone change request.

#### Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

The applicant is requesting a use permit to allow this site to be developed as a senior housing project. The use is compatible with the existing and planned developments in this area and the facility will meet or exceed most Code requirements. The location of the project, in relation to the existing senior housing developments to the east, provides for an orderly development pattern of multiple family housing and is not anticipated to negatively impact the neighborhood.

### 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.

There are existing utility boxes within portions of the street landscape buffer that will not have plant material. In addition, the site is encumbered by a 60 foot wide power easement that runs along the west side of the development. Due to this power easement, no trees or shrubs will be provided. However, the development will provide groundcover on a portion of the west side of the street frontage per Title 30 requirements. Staff finds that the waiver request will not adversely affect the immediate area since the landscape material provided along Russell Road has an adequate amount of plant material to meet the intent of Code.

### Design Review #1

The residential building is 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 complies with Urban Specific Policy 51 which states that all multiple family projects should provide several amenities such as usable open space, swimming pools, barbeque pits, and community centers. The project provides a swimming pool, spa, dog park, and picnic areas within landscaped courtyards, and various indoor amenities to residents. Finally, the overall design of the multiple family residential development is sensitive to the surrounding properties since all buildings are set back a minimum of 80 feet from property lines which ensures the site will be appropriately buffered by adequate transitional space.

### Design Review #2

The plans depict the elimination of 1 landscape finger near the southeast portion of the site and 6 landscape fingers along the western portion of the property where there will be no trees or shrubs due to the power easement. However, alternatively additional trees are located along the east perimeter of the property where not required; therefore, staff supports this alternative parking lot design since the plant material is essentially distributed in other areas of the site.

### **Department of Aviation**

The property lies just outside the AE-60 (60-65 DNL) noise contour for the McCarran International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the McCarran International Airport facilities to meet future air traffic demand.

## **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 use permit, waiver 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;
- Traffic study and compliance;
- Coordinate with Public Works - Design Division for the Traffic Signal Systems project;
- Dedicate any right-of-way and easements necessary for the Traffic Signal Systems project.

### **Department of Aviation**

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

### **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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0087-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

**TAB/CAC:** Whitney - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** OVATION DEVELOPMENT CORPORATION

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