

LANDSCAPING
(TITLE 30)

FORT APACHE RD/TROPICAL PKWY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0158-DHC MANAGEMENT, LLC:

WAIVER OF DEVELOPMENT STANDARDS for reduced landscaping.

DESIGN REVIEW for reduced landscaping in conjunction with a previously approved congregate care facility on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the southwest corner of Fort Apache Road and Tropical Parkway within Lone Mountain. RM/bb/jo (For possible action)

RELATED INFORMATION:

APN:

125-30-704-006

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the landscaping width along Tropical Parkway to 12 feet 9 inches (5 feet of landscaping, 5 foot sidewalk and 2 feet 9 inches landscaping) where 15 feet (5 feet of landscaping, 5 foot wide sidewalk, 5 feet of landscaping) is required per Figure 30.64-17 (a 45% reduction).

LAND USE PLAN:

LONE MOUNTAIN - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 9230 Corbett Street
- Site Acreage: 5
- Project Type: Congregate care facility
- Number of Stories: 1
- Building Height (feet): 24
- Parking Required/Provided: 35/49

Site Plan

The site plan shows a 72 bed, 46,507 square foot congregate care facility consisting of 6 buildings for the residents, depicted as “villas,” and 1 administrative building on 5 acres. Access to the site is from 2 driveways on Tropical Parkway and 2 driveways on Corbett Street (a residential local street). Parking spaces are located throughout the site.

Landscaping

A detached sidewalk with 5 foot landscape areas on both sides of the sidewalk was approved as part of the original application. After grading and construction of the pad sites the remaining area for landscaping between Tropical Parkway and the sidewalk is 12 feet 9 inches, where 15 feet is required. The applicant is proposing to install a Silverberry shrub hedge, in lieu of the 36 inch trees originally planned within a 2 foot 9 inch wide planter. The shrub hedge row will be planted in the landscape strip located on the north side of the property and adjacent to the sidewalk.

Elevations

No changes are proposed to the building elevations with this application.

Floor Plans

Seven total buildings with a combined 46,507 square feet are proposed with no changes to the approved buildings with this application.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is requesting to reduce the width of the landscaping area between the sidewalk and a keystone wall to 2 feet 9 inches where 5 feet is required. The decrease in landscape area is a result of grading work and adjustments made during construction. As a result of the decrease in landscape width, the applicant is proposing to install a continuous row of Silverberry shrubs where 36 inch box trees were previously approved. The shrub row will create a denser screen that complements the trees on the other side of the sidewalk.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-20-0606	Waiver to reduce landscaping	Withdrawn	February 2021
UC-0210-17	Congregate care facility with local street access	Approved by BCC	July 2017
ZC-0296-01	Established the RNP-I Zoning Overlay District in Lone Mountain	Approved by BCC	September 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential & undeveloped

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.

Waiver of Development Standards & Design Review

The uses adjacent to the development will not be adversely impacted when considering the additional continuous shrub row planted as a buffer. The additional planted shrubs will off-set the decrease in the landscape width and provide an intense buffer between the street and site. The proposed decrease to the landscape width will not materially affect the health and safety of persons residing in the immediate neighborhood when considering the additional continuous shrub row. Staff supports these requests.

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**

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

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: FRANK PANKRATZ

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