

ACCESS GATES
(TITLE 30)

CASA VEGAS ST/VEGAS VALLEY DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0244-CASA VEGAS APARTMENT HOMES:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow a decorative fence; **2)** reduced parking; and **3)** modify driveway geometric design standards in conjunction with an existing condominium development on 15.3 acres in an R-4 (Multiple Family Residential - High Density) (AE-60) Zone.

Generally located on the south side of Vegas Valley Drive and the east side of Casa Vegas Street within Winchester. TS/jor/jd (For possible action)

RELATED INFORMATION:

APN:

162-11-310-000

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow a 6 foot high decorative fence adjacent to Casa Vegas Street and Serenada Avenue where a decorative fence is required to be set back for landscaping along a street per Section 30.64.020.
2. Reduce required parking spaces to 422 spaces where 674 spaces are required per Table 30.60-1 (a 37.4% reduction).
3.
 - a. Reduce the driveway throat depth to 11 feet where 100 feet is required per Uniform Standard Drawing 222.1 (an 89% reduction).
 - b. Allow an existing driveway width to remain at 20 feet wide where 48 feet wide is required per Uniform Standard Drawing 222.1 (a 58% reduction).
 - c. Allow an access gate island length to be 18 feet where 20 feet is the minimum required per Uniform Standard Drawing 222.1 (a 10% reduction).
 - d. Allow an access gate island width to be 2 feet where 4 feet is the minimum per Uniform Standard Drawing 222.1 (a 50% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - RESIDENTIAL URBAN CENTER (FROM 18 DU/AC TO 32 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 1405 Vegas Valley Drive

- Site Acreage: 15.3
- Project Type: Proposed access gates, decorative fencing, driveway design standards, parking reduction
- Parking: 674 (required per Title 30 requirements)/443 (approved when site as originally developed)/422 (provided)

Site Plan

The site plan depicts an existing 360 unit apartment complex which was converted into a condominium complex in 1972. The site is located south of Vegas Valley Drive, and east of Casa Vegas Street, and approximately 127 feet west of La Canada Street. There are 4 existing vehicular access points provided on-site. The site plan shows that these entry points are located along the west property line adjacent to Casa Vegas Street, 1 located on the southeast corner of the site adjacent to Serenada Avenue which connects to La Canada Street, and the last access gate (exit only gate toward Vegas Valley Drive) is located at the northeast corner of the site.

The applicant is proposing access gates at all 4 vehicular access points, a 6 foot high decorative fence adjacent to Casa Vegas Street and Serenada Avenue where a decorative fence is required to be set back for landscaping along a street, and a parking reduction for existing parking spaces. The parking reduction is a result of the proposed access gates and appropriate fire lanes to be integrated in the areas where existing parking spaces are located. When the site was originally approved (prior to 1972), the site included adequate parking; however, by today's Code standards the required parking count has changed to 674 parking spaces where 422 parking spaces are provided. The proposed site changes eliminated 21 parking spaces. Per the applicant, all access gates will be open during normal business hours, but will remain closed during the evening, and the gates can be accessed by residents only. Lastly, the applicant is proposing to install pedestrian gates along the north property line adjacent to Vegas Valley Drive, and along the west property line adjacent to Casa Vegas Street.

Landscaping

Landscaping exists on the site, and changes to the landscaping are not a part of this request.

Elevations

The site plan shows a proposed 6 foot high black wrought iron fence along the west property line adjacent to Casa Vegas Street, and around the point of entry (Serenada Avenue) on the southeast corner of the site, west of La Canada Street. Existing screening along the southwest portion of the site, adjacent to the south property line, and along the west property line will remain. The existing pony wall along the north property line (adjacent to Vegas Valley Drive) will be removed and replaced with new wrought iron fencing.

Applicant's Justification

Due to an increase in crime and limited site security, the applicant is requesting additional security measures such as fencing, pedestrian gates, and vehicular access gates to increase the security of the area. Existing site conditions limit the site's ability to accommodate the required Clark County requirements since the site has existed since the early 1970's. Residents will have complete access to the site, even after hours. The parking count reduction is necessary to

accommodate the proposed access gates and the aforementioned improvements will provide a more safe and secure complex for its residents and staff.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0747	Increased wall height to 8 feet	Approved by PC	November 2018
UC-122-72 & VC-119-72	Converted the existing apartment complex to condominiums and reduced setbacks and parking	Approved by BCC	December 1972

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Urban Center (from 18 du/ac to 32 du/ac)	R-4	Apartments
South	Commercial General & Office Professional	R-1 & H-1	Offices
East	Residential Suburban (up to 8 du/ac)	R-1	Single family residential
West	Commercial General	R-1 & C-2	Sunrise Hospital & offices

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers 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 #1

Staff does not object to the proposed 6 foot high decorative fence adjacent to Casa Vegas Street and Serenada Avenue where a decorative fence is required to be set back for landscaping along a street per Section 30.64-020. The proposed decorative fence will support the applicant's goal to provide additional security to the site. Furthermore, since the pony wall will be removed, the proposed decorative fence does not provide a visual canyon effect, but more aesthetically pleasing screening for the complex; therefore, staff supports this request.

Waiver of Development Standards #2

Staff does not typically support parking reduction requests; however, staff finds that parking requirements for Clark County regarding multiple family residential developments have been amended since 1970. When the site was originally approved, there were 443 parking spaces provided (and still existing) for 360 units. This would provide an additional 83 parking spaces for staff, guests, and residents who own multiple vehicles. Per today's Title 30 parking standards, the site requires 674 parking spaces. The proposed on-site improvements of adding access gates and rearranging on-site parking to allow necessary circulation and fire lanes, requires the removal of 21 parking spaces, leaving 422 spaces provided. This is a 5% reduction from the existing conditions. The site plan shows that the site can still accommodate 1 parking space per unit (360 units), and there are an additional 62 parking spaces that can be distributed among the residents, employees, and guests. There have been no reported problems with the existing parking; therefore, staff can support this request.

Public Works - Development Review

Waiver of Development Standards #3

Staff does not anticipate any traffic issues related to the installation of access gates since both Casa Vegas Street and Serenada Avenue primarily serve as access for the existing multiple family complex. Additionally, with the proposed gate on Vegas Valley Drive being for egress only, vehicular conflicts will be minimized. Therefore, staff has no objection to this request provided that Fire Prevention approves the locations of access gates.

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

- Traffic study and compliance;
- Clark County Fire Prevention approval.

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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Winchester - approval.

APPROVALS:

PROTESTS:

APPLICANT: CASA VEGAS APARTMENT HOMES

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