

10/20/21 BCC AGENDA SHEET

MIXED-USE
(TITLE 30)

RUSSELL RD/ROCKY HILL ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0471-GRAMERCY (MIXED-USE) OWNER, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow an inverted street cross section; **2)** increase the number of dwelling units accessing a private drive; **3)** reduce curb radius; **4)** reduce driveway distance; **5)** reduce throat depth; **6)** increase animated sign area; **7)** allow video messaging; and **8)** reduce setbacks.

DESIGN REVIEWS for the following: **1)** single family attached (townhouse) development; **2)** retail/restaurant; **3)** signage; and **4)** finished grade on 21.0 acres in a U-V (Urban Village - Mixed-Use) Zone in the CMA Design Overlay District.

Generally located on the south side of Russell Road and the east side of Rocky Hill Street within Spring Valley. JJ/jvm/jd (For possible action)

RELATED INFORMATION:

APN:

163-32-113-002 through 163-32-113-006

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow an inverted street cross section where a crown street cross section is required per Uniform Standard Drawing 210.S1.
2. Increase the number of dwelling units accessing a private drive to 8 where 6 is the maximum per Section 30.52.030 (a 34% increase).
3. Reduce minimum back of curb radius to 8 feet where 20 feet is the minimum per Uniform Standard Drawing 201 (a 60% decrease).
4. Reduce the distance from a residential driveway to a property line to 2 feet where 6 feet is the minimum per Uniform Standard Drawing 222 (a 67% reduction).
5. Reduce throat depth to 22 feet where 150 feet is required per Uniform Standard Drawing 222.1 (a 85% reduction).
6. Increase the area of an animated sign (electronic message unit) to 1,320 square feet where 100 square feet is allowed per Table 30.72-1 (a 1,220% increase).
7. Allow video messaging where not allowed per Table 30.72-1.
8. Reduce the setback to zero feet where a 10 foot setback is required to a right-of-way per Section 30.56.040 (a 100% decrease).

DESIGN REVIEWS:

1. Single family attached (townhouses).
2. Retail/restaurant.
3. Signage.
4.
 - a. Increase finished grade on the residential area to 7 feet where a maximum of 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 366.7% increase).
 - b. Increase finished grade on the commercial area to 11.1 feet where a maximum of 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 640% increase).

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:**Project Description****General Summary**

- Site Acreage: 21
- Number of Lots/Units: 71
- Density (du/ac): 13.9
- Minimum/Maximum Lot Size (square feet): 1,473/1,494
- Project Type: Mixed-use
- Number of Stories: 1 (commercial)/2 (residential)
- Building Height (feet): 27 (commercial)/27 (residential)
- Square Feet: 25,740 (commercial)/1,725 to 2,125 (residential)
- Parking Required/Provided: 1,462/1,515

History

ZC-0994-06 was approved in October 2006 for a mixed-use project known as Manhattan West, which has since been changed to the Gramercy. The project was originally approved by in October 2006. The development was approved for a site of approximately 21 acres with 696 residential units and 282,160 square feet of commercial and retail area. The original project had a density of 33.2 dwelling units per acre. To date, a total of 187,008 square feet of commercial area and 160 residential units have been developed and 294 multiple family residential units on an 11 acre portion have been approved. The commercial buildings developed in conjunction with the mixed-use project were approved at a height of 110 feet and the residential components have been approved for a height of 92 feet. ZC-0994-06 was approved with a condition for a design review as a public hearing on significant changes to the project and the 21 acre site is under a Development Agreement that has specific requirements based on the approved plans for the zone change.

Site Plan (Residential)

The plan depicts 71 townhome units on approximately 5.1 acres for a density of 13.9 dwelling units per acre. Access to the residential site is via Oquendo Road and internally to the overall development. Internal private streets are 46 feet in width with parking on both sides, stub streets are 27 feet to 29 feet in width. The project is made up of 4 plex and 6 plex buildings designed around the internal street network. A network of common open spaces are located throughout the development which include a dog area, barbeques, and seating areas. Residents of this

project will also have access to the amenities approved with the multiple family development that was recently approved by UC-20-0304.

Site Plans (Commercial)

The plans for the commercial portion of this application depict 2 separate campuses that will be connected by the existing internal drive aisle. The first area (Campus #1) will be called “The Grove” and will consist of restaurant and retail uses. There will be 3 smaller buildings of approximately 1,000 square feet each and 2 larger buildings at 2,840 square feet and 5,700 square feet, respectively. This campus will be highlighted by a grove of shade trees within a courtyard area. The second campus (Campus #2) will be known as “The Yard” and will be composed of retail as well as food and beverage tenants. This area includes three, 1,000 square foot structures along with 3 larger buildings measuring 1,900, 4,050, and 5,250 square feet. This area is highlighted by a metal framed shade structure.

Landscaping (Residential)

There will be a 15 foot wide landscape planter with a detached sidewalk along Oquendo Road. In addition, a network of common open spaces are located throughout the development which include a dog area, barbecues, and seating areas. Residents of this project will also have access to the amenities approved with the multiple family development that was recently approved by UC-20-0304.

Landscaping (Commercial)

Landscaping for Campus #1 “The Grove” consists of parking lot landscaping that is in conformance with Title 30. In addition, there is landscaping around the buildings and within the courtyard area. In Campus #2 “The Yard” landscaping within the parking area will meet Code and additional landscaping is provided along the property line and around the buildings.

Elevations (Residential)

The plans depict approximately 27 foot tall 4 unit and 6 unit buildings. The design of the structures will include a tan stucco exterior, with wood shutters and a tile roof.

Elevations (Commercial)

All structures will be from 18 feet to 27 feet in height and will include bronze paneling with precast and metal accents. The shade structure will be 31 feet in height and be constructed with metal framing.

Floor Plans (Residential)

The townhomes range in size from 1,725 square feet to 2,125 square feet and are composed of typical rooms associated with residential development.

Floor Plans (Commercial)

The commercial buildings range in size from 1,000 square feet to 5,700 square feet.

Signage

The signage associated with this request is to retrofit an existing 90 foot tall free standing sign with electronic messaging units on 2 sides of a 3 sided sign. The existing sign is located in the

northeast corner of the overall development along Russell Road. The applicant is requesting waivers of development standards to increase the animation area over what Code allows and also to allow a video screen messaging where not allowed.

Applicant's Justification

The applicant states that these are the final added improvements for this mixed-use development and that both the residential and commercial components blend with the already existing and approved portions of the overall mixed-use development.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-20-0304	294 unit multiple family development	Approved by BCC	August 2020
WC-20-400070 (ZC-0994-06)	Waiver of conditions of a zone change that required commercial and residential to be developed together	Approved by BCC	August 2020
TM-0100-16	Combined 2 parcels into a 1 lot commercial subdivision in conjunction with a partially developed mixed-use project	Approved by PC	August 2016
UC-0755-08 (ET-0114-14)	Second extension of time for a kennel (pet daycare) and modifications to an approved mixed-use project	Approved by BCC	November 2014
UC-0054-07 (ET-0113-14)	Second extension of time for increased building height with a design review for façade changes to an approved mixed-use project	Approved by BCC	November 2014
DR-0112-14	Parking lot and modifications to a mixed-use project	Approved by BCC	April 2014
DR-0598-13	Parking lot and modifications to a mixed-use project	Approved by BCC	November 2013
UC-0755-08 (ADET-0598-13)	First extension of time for a kennel (pet daycare) and modifications to an approved mixed-use project	Approved by ZA	August 2013
UC-0054-07 (ADET-0599-13)	First extension of time for increased building height with a design review for façade changes to an approved mixed-use project	Approved by ZA	August 2013
TM-0120-13	Mixed-use project consisting of 1 commercial and 2 residential lots	Approved by PC	August 2013
UC-0755-08	Kennel (pet daycare) and modifications to an approved mixed-use project	Approved by BCC	September 2008
DA-1168-07	Development agreement for a mixed-use project	Approved by BCC	November 2007
UC-0054-07	Increased building height with a design review for façade changes to an approved mixed-use project	Approved by BCC	February 2007

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0994-06	Reclassified this site and adjacent parcels to the north and west to U-V zoning for a mixed-use development	Approved by BCC	October 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	U-V & C-2	Commercial & multiple family residential (part of the Gramercy), & undeveloped
South	Commercial General	R-4, R-2, & R-E	Undeveloped & single family residential
East	Commercial General	C-2	Commercial development
West	Commercial General	U-V	Multiple family residential portion of the Gramercy

Related Applications

Application Number	Request
TM-21-500146	A tentative map for a 71 lot single family attached residential development is a companion item on this agenda.

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.

Waivers of Development Standards #6 & #7

The proposed animated (electronic message unit) portion on 2 faces of an existing freestanding sign (northeast corner of the site) measures at 660 square feet per face (1,320 square feet total area). The maximum allowable area is 100 square feet. Staff does not support the applicant's request since, the proposed increase is not compatible in size compared to the existing signs in the immediate area. The purpose of the sign standards in Title 30 is to provide reasonable yet appropriate conditions for identifying businesses and services rendered in nonresidential districts by controlling size, type, and design of signs. Staff finds that the electronic message unit is not necessary to identify the business or services rendered on-site. Furthermore, the animation will

dimmish the aesthetic environment of the largely undeveloped area; therefore, staff cannot support these requests.

Waiver of Development Standards #8

Staff has no practical problem with the reduction in setback to a right-of-way. This reduction occurs adjacent to the Russell Road right-of-way and appears to be excess right-of-way that will not be improved. Since it will not be improved the building as proposed will be farther than 10 feet away from the actual improved right-of-way; therefore, staff can support this request.

Design Review #1 (Residential)

Staff finds a variety of design elements are utilized on all sides of the residential buildings, including articulating building facades. The design of the proposed elevations incorporate varying rooflines, exterior building materials, such as stucco and stone veneer, decorative window trimming, and decorative wrought iron railings. Staff finds the design of the project site is compatible with the adjacent and surrounding land uses. The site will be developed at 13.9 dwelling units per acre, which staff believes is an appropriate density. The design of the residential buildings are consistent and compatible with the residential development within the surrounding area; therefore, staff recommends approval of this request.

Design Review #2 (Commercial)

Staff finds that the proposed retail/restaurant areas being proposed with this application blend well with all existing and future development for the project. The design of the buildings, with the variations in building height, comply with Urban Specific Policy 19 of the Comprehensive Master Plan, which encourages varying building heights and breaking-up the mass of buildings. The proposed landscaping also complies with Urban Specific Policy 73, which encourages perimeter and interior parking lot trees for shade and visual relief; therefore, staff recommends approval.

Design Review #3 (Signage)

Since staff is not supporting either of the proposed waivers for animated signage, staff cannot support the design review for the retrofitted signage. Staff recommends denial of this request.

Public Works - Development Review

Waiver of Development Standards #1

Staff has no objection to allowing an inverted crown on the private streets within the proposed subdivision. The applicant must show and provide evidence that this request will not be detrimental to the subdivision.

Waiver of Development Standards #2

Staff has no objection to the request to increase the number of dwelling units accessing a private street provided that Fire Prevention approves the request.

Waiver of Development Standards #3

Staff has no objection to the request to reduce the back of curb radius on the private streets provided that Fire Prevention approves the request.

Waiver of Development Standards #4

Staff has no objection to the reduction in the distance from the driveway to the property line. The applicant provided open space to act as a buffer between each of the unit blocks to minimize hazards for drivers traveling through the site and exiting their driveways.

Waiver of Development Standards #5

Staff has no objection to the reduction in the throat depth for the Rocky Hill Street commercial driveway. Rocky Hill Street terminates just south of the site. Additionally, the 2 commercial driveways on Russell Road should see equal use, further mitigating potential impacts from the reduced throat depth.

Design Review #4

This design review represents the maximum grade difference within 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 of waivers of development standards #1, #2, #3, #4, #5, and #8, design reviews #1, #2, and #4; denial of waivers of development standards #6 and #7, and design review #3.

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

If approved:

- 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 4 years of approval date or it 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 for Oquendo Road;

- Coordinate with Public Works - Traffic Management to reconstruct the median island on Russell Road.
- Applicant is advised 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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0345-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GRAMERCY (MIXED-USE) OWNER, LLC

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