

PLANNED UNIT DEVELOPMENT
(TITLE 30)

DESERT INN RD/CABANA DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0507-SGG OAKS ROYAL LINKS, LLC:

USE PERMITS for the following: **1)** High Impact Project; **2)** attached (townhouse) planned unit development (PUD); and **3)** single family attached dwellings.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** wall height; **2)** reduce setbacks; **3)** reduce width of private streets; **4)** reduce back of curb radius; **5)** modify private street sections; **6)** allow modified driveway design standards; and **7)** allow non-standard improvements within the right-of-way.

DESIGN REVIEWS for the following: **1)** an attached single family residential planned unit development; and **2)** finished grade on 130.4 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the north side of Desert Inn Road, 1,320 feet east of Cabana Drive within Sunrise Manor. TS/md/jo (For possible action)

RELATED INFORMATION:

APN:

161-09-801-004

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase wall height to 12 feet where a maximum wall height of 6 feet is permitted per Section 30.64.020 (a 100% increase).
2. Reduce the setback from any street, drive aisle, sidewalk, or curb within a PUD to 5 feet where a minimum of 10 feet is required per Section 30.24.080 (a 50% reduction).
3. Reduce the width of private streets to 30 feet where a minimum width of 37 feet with 36 feet of drivable surface is required per Chapter 30.52 (an 18.9% reduction).
4. Reduce back of curb radius to 15 feet where a minimum radius of 20 feet is required per Uniform Standard Drawing 201 (a 25% reduction).
5. Allow an inverted crown on private streets where an "R" curb or "Roll" curb is required per Uniform Standard Drawing 210.S1.
6. Reduce the driveway distance to the property line to 1 foot where a minimum distance of 6 feet is required per Uniform Standard Drawing 222 (an 83.3% reduction).
7. Allow non-standard improvements (landscaping) within the right-of-way (Sloan Lane and Desert Inn Road) where not permitted per Chapter 30.52.

DESIGN REVIEWS:

1. Attached single family residential planned unit development.

2. Increased finished grade to 240 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 1,233% increase).

LAND USE PLAN:

SUNRISE MANOR - PUBLIC FACILITIES

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 130.4
- Number of Units: 1,298
- Density (du/ac): 10
- Minimum/Maximum Lot Size (square feet): 930 (gross and net)/1,925 (gross and net)
- Project Type: Attached single family residential planned unit development
- Number of Stories: 2
- Building Height (feet): 27/18 (pool buildings)
- Square Feet: 1,203 to 1,778/950 (pool buildings)
- Open Space Required/Provided: 7.5 acres/41.69 acres
- Parking Required/Provided: 3,208/3,227

History and Request

This request is to convert a 130.4 acre portion of the Royal Links Golf Course to a residential development, specifically APN 161-09-801-004, located immediately south of Vegas Valley Drive. The proposal consists of 1,298 attached single family residential units in the form of a Planned Unit Development (PUD). APN 161-10-202-001, the remaining 32.4 acres of the golf course located immediately north of Vegas Valley Drive is not a part of this application. A nonconforming zone boundary amendment reclassifying the project site to an R-2 zoning district was approved by the Board of County Commissioners (BCC) via NZC-20-0051 in October 2020. The use permit for the planned unit development, waivers of development standards, and design reviews associated with the aforementioned request were denied without prejudice by the BCC. A specific condition of approval for the nonconforming zone boundary amendment imposed by the BCC mandated 2 years to submit the final design review to be heard by the Sunrise Manor Town Advisory Board, the Planning Commission, and the BCC. The proposed development is classified as a High Impact Project as the project site consists of more than 500 dwelling units. Furthermore, the PUD is considered a Project of Regional Significance as the development is located within 500 feet of another local government's jurisdictional boundary being the City of Las Vegas.

Site Plans

The plans depict an attached single family residential development situated on a 130.4 acre project site consisting of 1,298 residential lots with a density of 10 dwelling units per acre. The development consists of townhouse, residential dwellings under separate ownership that are attached to 1 or more dwellings on opposite sides of the structure. The project site is bounded on the north by Vegas Valley Drive, the south by Desert Inn Road, the east by the City of Las Vegas Wastewater Treatment Plant, and the west by an existing single family residential development

consisting of manufactured homes. The development consists of single family attached dwellings (2 plex buildings), 4 plex buildings with and without garages, and 6 plex buildings designed around 30 foot wide private streets. The minimum length of the driveways between the garage and private internal streets are 10 feet, necessitating a waiver of development standards reducing the setback from any street, drive aisle, sidewalk, or curb. The development is bisected by a proposed collector street, Sloan Lane, measuring 70 feet in width connecting to Desert Inn Road and Vegas Valley Drive. Sloan Lane features a roundabout located at the north and south portions of the street facilitating a connection to the interior private streets servicing the development. Five foot wide detached, meandering sidewalks are located on both sides of Sloan Lane. Multiple sidewalks ranging between 4 feet to 5 feet in width, located between the townhouse units and along the private streets, offer pedestrian connectivity throughout the development. Parking consists of garage parking for residents and surface parking for both residents and visitors. The development requires 3,208 parking spaces where 3,227 parking spaces are provided. The minimum and maximum lot sizes within the development are 930 square feet and 1,925 square feet, respectively. The minimum setbacks for the townhouse units are as follows:

- Front – 5 feet (3 feet for architectural intrusions and enclosures)
- Rear – 5 feet
- Interior side setback – zero feet
- Side street corner setback – 10 feet
- Perimeter setback – 10 feet
- Courtyard wall setback – zero feet
- Patio setback – 1 foot
- Building separation – 7 feet

A minimum building setback of 10 feet is provided around the perimeter of the site. The plans indicate that an increase to the finished grade to 240 inches (20 feet) is necessary due to the following: 1) existing golf course conditions with varying topography; and 2) ensure positive drainage from the northwest corner to the southeast corner of the project site. The increased fill will be generally located along the northwest and southeast corners of the project site, in addition to increasing the depth of the fill to a maximum of 240 inches due to the existing water features, fairway hazards, and site conditions interior to the golf course.

Landscaping

Street landscaping consists of a 15 foot wide area, including 5 foot wide detached sidewalks located along Desert Inn Road and Vegas Valley Drive. Twenty-four inch box trees, including shrubs and groundcover, are located within the landscape area. A 15 foot wide landscape area, including a 5 foot wide detached, meandering sidewalk, is located on both sides of Sloan Lane. Twenty-four inch box trees, including shrubs and groundcover, are located within the landscape area. A landscape area measuring between 105 feet to 270 feet in width is located along the east portion of the project site. The existing 6 foot high wall along the east property line, adjacent to the City of Las Vegas Wastewater Treatment Plant, will be increased by an additional 6 feet, requiring a waiver of development standards to increase wall height. A 5.5 foot wide landscape area, with large evergreen trees planted 20 feet on center per Code requirements, is located along the west property line adjacent to the existing single family residential development. An existing

6 foot high block wall is also located along the west property line. The roundabouts with landscaping, located at the north and south portions of Sloan Lane, require a waiver of development standards for non-standard improvements within the right-of-way. Furthermore, an unimproved 14 foot wide landscape area is located within the right-of-way along Desert Inn Road, also requiring a waiver for non-standard improvements.

Open Space

The development requires a total of 7.5 acres of open space where 41.7 acres of open space is provided. The proposed development has open space centrally located within the development, in addition to an open space area ranging between 105 feet to 270 feet in width along the east portion of the project site, adjacent to the City of Las Vegas Wastewater Treatment Plant. Open space amenities within the development consist of the following: 1) 4 swimming pools and 2 wading pools; 2) 5 areas of age appropriate playgrounds; 3) tennis and pickleball courts; 4) 1 basketball full court and 1 half court; 5) large functional turf areas; 6) multiple gazebo sitting and barbecue areas; 7) dog park; and 8) trail area offering pedestrian connectivity throughout the interior of the development.

Elevations

The plans depict 2 plex (single family attached units), 4 plex, and 6 plex residential units, each with 6 elevations. The buildings have a maximum height of 27 feet and feature pitched, concrete tile roofs. All units feature consistent and unified architecture throughout the exterior design of the buildings. The exterior building materials generally consist of stucco with horizontal and vertical articulation depicted on all elevations, including pop-outs. Decorative window variations and trimming are also featured on all elevations. Color variations have been incorporated into the overall design of the units consisting of neutral, earth tone colors. The pool building measures 18 feet in height and consists of a pitched, concrete tile roof. The building is painted with neutral, earth tone colors.

Floor Plans

The plans depict 2 story homes with floor plans ranging between 1,203 square feet to 1,778 square feet. The floor plans feature multiple bedrooms, kitchen, living room, dining room, closets, laundry room, and bathrooms. The plans depict homes with either a 1 or 2 car garage, depending on the selected model. Additionally, there are plans that do not include a garage option. The pool building measures 950 square feet in area and contains men's and women's restroom facilities and equipment rooms.

Applicant's Justification

The applicant states the increased wall height along the east property line is requested per discussions with the City of Las Vegas Wastewater Treatment Plant. The increased wall height will serve as a buffer and screen between the Plant and residential development. Street sections and curb returns will still accommodate emergency vehicles and all passenger vehicles. Alternate street grading will allow the attached product to meet grading criteria without adding steps or deepened footing to the buildings. The proposed 5 foot setback from the interior private streets will eliminate the possibility of vehicles attempting to park in the driveway. Due to the design of the single family attached products, the driveways associated with the units will be as close as 1 foot from the property line. The design review to increase finished grade is requested

as the existing golf course has varying topography in addition to ensuring positive drainage occurs from the northwest corner to the southeast corner of the project site.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-20-0051	Reclassified the project site from P-F to R-2 zoning for an attached single family residential planned unit development - the use permit for the PUD, associated waivers, and design reviews were denied without prejudice by the BCC	Approved by BCC	October 2020
ZC-1611-05	Reclassified the site from P-F to R-2 zoning with a residential planned unit development - expired	Held per applicant	June 2006
ZC-1649-98	Reclassified the site from R-E and C-2 zoning to P-F zoning, with a use permit for the overall golf course site	Approved by BCC	December 1998
ZC-0096-98	Reclassified a 4.3 acre portion from R-E to C-2 zoning to relocate the previously approved clubhouse	Approved by BCC	March 1998
VC-0095-98	Reduced setbacks for a pedestrian bridge over Vegas Valley Drive	Approved by BCC	February 1998
ZC-1663-97	Reclassified a 10 acre portion from R-E to C-2 zoning for a clubhouse, with a use permit for a 145 acre golf course	Approved by BCC	November 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac) & Public Facilities	R-T, P-F, R-3, & R-2	Single family residential & golf course
South	Residential Suburban (up to 8 du/ac) & Public Facilities	R-2 & O-S	Single family residential (Stallion Mountain development)
East	Industrial & Public Facilities	P-F	City of Las Vegas Wastewater Treatment Plant
West	Residential Suburban (up to 8 du/ac)	R-T	Single family residential

Related Applications

Application Number	Request
VS-21-0508	A vacation and abandonment of right-of-way is a companion item on this agenda.
TM-21-500147	A tentative map consisting of 1,298 attached single family residential lots on 130.4 acres 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

Use Permits

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 number of units associated with the residential development make this proposal a High Impact Project (HIP). The HIP will increase the demand on public facilities and services within the immediate area. The applicant submitted the required RISE (Regional Infrastructure and Service Evaluation) reports with the pre-submittal application addressing the increased demand on public facilities and services. The school district has indicated that this development would generate 215 additional elementary school, 121 middle school, and 170 high school students. The school district indicates Smith Elementary School and Chaparral High School are under capacity by 52 and 270 students, respectively while Harney Middle School is over capacity by 60 students. Staff has not received comments from other agencies or departments indicating the impact the development will have on public facilities and services.

A planned unit development (PUD) is intended to maximize flexibility and innovation in residential development by utilizing area sensitive site planning and design to achieve a desirable mixture of compatible land use patterns that include efficient pedestrian and vehicular traffic systems, streetscapes, and enhance residential amenities. The design of the project is not a typical single family residential development; however, the standards for planned unit developments allow flexibility in design to provide for innovative and unique development options. The design is unique and innovative in that it allows for individual home ownership rather than a rental option of an apartment unit or the ownership of airspace like the typical condominium development. To mitigate the impact of the proposed structures, the buildings are designed with variations in height, roof pitch, and other architectural enhancements. Staff finds the proposed development provides an appropriate land use transition between the manufactured home park to the west and the City of Las Vegas Wastewater Treatment Plant to the east. Staff finds the open space areas within the project site are conveniently located, accessible, and visible to residents of the development. The proposed open space areas will enhance pedestrian circulation within the site, promote pedestrian use and safety, and improve the aesthetic quality of the development; therefore, staff recommends approval.

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 has no objection to the increase in wall height up to 12 feet along the east property line, adjacent to the City of Las Vegas Wastewater Treatment Plant. The increased wall height will not only provide security to the Treatment Plant, but will also assist in mitigating any impact the facility may have on the residential development in addition to the proposed landscape buffer. The increased wall height should not have any impact on the surrounding land uses or properties; therefore, staff recommends approval.

Waiver of Development Standards #2

The requested setback reduction is necessary to take into account the setbacks of the residential buildings to the internal sidewalks and private streets within the development. The typical residential building setback from a private street is 5 feet to accommodate the proposed driveway length and deter people from parking in the driveway. Staff finds the request should have minimal to no impact on the overall development of the site; therefore, recommends approval.

Design Review #1

Urban Specific Policy 7 of the Comprehensive Master Plan states land uses that are complementary and are of similar scale and intensity should provide appropriate connectivity and not be segregated. The proposed development complies with the aforementioned policy as multiple points of connection are proposed from the interior of the development to Sloan Lane connecting to Desert Inn Road and Vegas Valley Drive. 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 concrete tile roofs, decorative window trimming, and open courtyard areas. Staff finds the design of the project site is compatible with the adjacent and surrounding land uses. The site will be developed at 10 dwelling units per acre, which staff believes is an appropriate density; therefore, staff recommends approval.

Public Works - Development Review

Waiver of Development Standards #3

Staff has no objection to the request to reduce the width of the private streets provided that Fire Prevention approves the request.

Waiver of Development Standards #4

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 #5

Staff has no objection to allowing a flush curb/zero curb and 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 #6

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 garages.

Waiver of Development Standards #7

The applicant is responsible for maintenance and up-keep of any non-standard improvement; the County will not maintain any landscaped medians placed in the right-of-way. Staff can support this request, but the applicant must execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

Design Review #2

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. This item will be forwarded to the Board of County Commissioners' meeting for final action on November 17, 2021 at 9:00 a.m., unless otherwise announced.

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

- Prior to the issuance of building and grading permits, or subdivision mapping, mitigate the impacts of the project including, but not limited to, issues identified by the technical reports and studies, and issues identified by the Board of County Commissioners or commit to mitigating the impacts of the project by entering into a Development Agreement with Clark County;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the final design for APN 161-10-202-001 must be submitted to the Department of Comprehensive Planning no later than October 7, 2022 or the zoning will expire on this parcel; 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;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- Coordinate with Public Works - Design Division for the Desert Inn Road improvement project;
- Dedicate any right-of-way and easements necessary for the Desert Inn Road improvement project;
- Coordinate with Public Works - Director's Office for the Sloan Lane and Vegas Valley Drive improvement projects;
- Dedicate any right-of-way and easements necessary for the Sloan Lane and Vegas Valley Drive improvement projects;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any of the County improvement projects;
- 90 days to record required right-of-way dedications and any corresponding easements for any of the County improvement projects;
- All other right-of-way and easement dedications to record with the subdivision map;
- Applicant to coordinate with Public Work for a cost contribution for the Desert Inn Road improvements.
- Applicant is advised that additional dedication may be needed for the Vegas Valley Drive right-of-way to ensure a back of curb dimension of 35 feet is provided for the half street; and that the installation of detached sidewalks may require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and 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.

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 #0129-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Sunrise Manor - approval (applicant to continue to work with Public Works to determine if additional access points are needed from the development onto Desert Inn Road or Vegas Valley Drive).

APPROVALS:

PROTESTS:

APPLICANT: TOUCHSTONE LIVING, INC.

CONTACT: CINDIE GEE, GCW ENGINEERING, 1555 SOUTH RAINBOW BLVD, LAS VEGAS, NV 89146