MULTIPLE FAMILY RESIDENTIAL  PECOS-MCLEOD INT/DESERT INN RD
(TITLE 30)

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-19-0352-DIAMOND PM, LLC:

DESIGN REVIEW for a multiple family residential development (condominiums) and associated accessory structures on 1.6 acres in an R-3 (Multiple Family Residential) Zone.

Generally located on the east side of Pecos-McLeod Interconnect, 650 south of Desert Inn Road within Paradise. TS/md/ja (For possible action)

RELATED INFORMATION:

APN:
162-13-501-006

LAND USE PLAN:
WINCHESTER/PARADISE - RESIDENTIAL URBAN CENTER (FROM 18 DU/AC TO 32 DU/AC)

BACKGROUND:

Project Description
General Summary
• Site Address: N/A
• Site Acreage: 1.6
• Number of Units: 40
• Density (du/ac): 10.6
• Project Type: Multiple family residential (condominiums)
• Number of Stories: 2 to 3 (building 1)/3 (building 2)
• Building Height (feet): Up to 35 feet
• Open Space Required/Provided: 8,000/9,450
• Parking Required/Provided: 70/70

Site Plans
The plans depict a gated multiple family residential development (condominiums) consisting of 40, one and two bedroom units for an overall density of 17.6 dwelling units per acre. Building 1 is comprised of 16, one bedroom units and building 2 consists of 24, two bedroom units. Building 1 is set back 20 feet from the west property line, adjacent to the Pecos-McLeod Interconnect, and 70 feet from the improved drainage channel to the east. Building 2 is also set back 20 feet from the west property line, 32 feet from the drainage channel to the east, and 5 feet from the property line to the north. The development includes 9,450 square feet of open space
consisting of a pool area, dog park, and several areas with benches. Access to the site is provided via a proposed 2 way driveway located at the southwestern portion of the site. An “exit only” gate is provided at the northwestern portion of the site. The proposed development requires 70 parking spaces and 70 spaces are provided. Bicycle parking spaces are located at the northeast corner of building 1. The required trash enclosure is centrally located within the site, between buildings 1 and 2. The pool area, consisting of 4,351 square feet, is located immediately south of building 1. A gazebo/cabana shade structure is located to the west of the pool, and will be set back 20 feet from the west property line. A 301 square foot pool equipment room is located immediately south of the pool and also has a minimum setback of 20 feet from the west property line. A 5 foot wide internal pedestrian walkway connects the buildings to the proposed 5 foot wide detached sidewalk along the Pecos-McLeod Interconnect.

**Landscaping**

The plans depict a 15 foot wide landscape area, including a 5 foot wide detached sidewalk, along the Pecos-McLeod Interconnect. The street landscape area consists of trees, shrubs, and groundcover. Open space is generally distributed throughout the site, and primarily consists of 4 areas measuring between 873 square feet and 4,351 square feet. Parking lot trees are generally distributed throughout the site, including landscape finger islands located along the east property line adjacent to the improved drainage channel.

**Elevations**

Building 1 consists of 2 to 3 stories with a height ranging from 31 feet up to a maximum of 35 feet. The building is constructed with a pitched, concrete tile roof with a stucco exterior. Decorative pop-outs and window trimming are featured on the east, south, and west elevations of the building. Patios and balconies are featured on the east and west elevations of building 1. The north elevation of the building features a stucco exterior with decorative plaster corbels. Access to the residential units is provided via an open stair case leading to each floor.

Building 2 consists of 3 stories with a maximum height of 35 feet. The building is constructed with a pitched, concrete tile roof with a stucco exterior. Decorative pop-outs and window trimming are featured on all sides of the building, which include decorative plaster corbels. Patios and balconies are featured on the north and south elevations of building 2. Access to the residential units is provided via an open stair case leading to each floor.

The pool equipment building has an overall height of 15 feet consists of a pitched, concrete tile roof, stucco exterior, and decorative plaster corbels. The carports have a maximum height of 10 feet and feature tube steel columns with a painted metal roof.

**Floor Plans**

Building 1 features 16, one bedroom units each measuring 800 square feet. The floor plans for building 1 feature a kitchen, living room, dining room, bedroom, patio, laundry room, bathroom, and a walk-in closet. Building 2 features 24, two bedroom units each measuring 1,000 square feet. The floor plans for building 2 depict 2 bedrooms, a kitchen, dining room, living room, patio, laundry room, bathroom, and a walk-in closet. The pool equipment building consists of 301 square feet and features an office, restroom, shower, and equipment room.
Signage
Signage is not a part of this request.

Applicant’s Justification
The applicant states the proposed development is compatible with the adjacent and surrounding development within the area in terms of height, building, and landscape materials utilized for the project. The proposed development is consistent with the Winchester/Paradise Land Use Plan and will not negatively impact the adjacent roadways or neighborhood traffic. The design of the buildings are aesthetically pleasing and are harmonious and compatible with the development in the area.

Prior Land Use Requests

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
<th>Action</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>ET-400036-19 (VS-0090-15)</td>
<td>Vacate and abandon first extension of time for right-of-way and easements</td>
<td>Approved by PC</td>
<td>May 2019</td>
</tr>
<tr>
<td>VS-0090-15 (ET-0037-17)</td>
<td>First extension of time to vacate and abandon right-of-way and easements</td>
<td>Approved by PC</td>
<td>March 2017</td>
</tr>
<tr>
<td>UC-0427-11 (ET-0025-15)</td>
<td>First extension of time for a use permit for an assisted/independent living facility with a waiver of development standards for reduced lot size, a waiver of conditions of a zone change, and a design review for an assisted/independent living facility and project amenities – expired</td>
<td>Approved by BCC</td>
<td>June 2015</td>
</tr>
<tr>
<td>VS-0090-15</td>
<td>Vacated and abandoned easement of interest to Clark County and vacate a portion of Pecos-McLeod Interconnect</td>
<td>Approved by PC</td>
<td>April 2015</td>
</tr>
<tr>
<td>UC-0427-11</td>
<td>Reduced lot size, waived a condition of a zone change to change the product from for rent multi-family to for sale condominiums and to reduce 15 units to 2 story units with only 9, three story units remaining along with a design review for an assisted/independent living facility with project amenities – expired</td>
<td>Approved by BCC</td>
<td>June 2012</td>
</tr>
<tr>
<td>VS-0002-11</td>
<td>Vacated and abandoned a portion of the Pecos-McLeod Interconnect and patent easement – expired</td>
<td>Approved by PC</td>
<td>March 2011</td>
</tr>
<tr>
<td>VS-0061-08</td>
<td>Vacated and abandoned a portion of the Pecos-McLeod Interconnect and patent easement – expired</td>
<td>Approved by BCC</td>
<td>April 2008</td>
</tr>
<tr>
<td>WS-1162-07</td>
<td>Reduced driveway length with a waiver of conditions of a zone change, and design review for a deceleration lane, project amenities, and a condominium complex – expired</td>
<td>Approved by BCC</td>
<td>December 2007</td>
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<tr>
<td>ZC-1382-06</td>
<td>Reclassified 1.6 acres from R-1 to R-4 (reduced to R-3) zoning with waivers of development standards and a design review for a multi-family complex</td>
<td>Approved by BCC</td>
<td>August 2007</td>
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Surrounding Land Use

<table>
<thead>
<tr>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Commercial General</td>
<td>C-2</td>
</tr>
<tr>
<td>South &amp; East</td>
<td>Public Facilities</td>
<td>R-1</td>
</tr>
<tr>
<td>West</td>
<td>Office Professional</td>
<td>R-1</td>
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Related Applications

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<td>WC-19-400059</td>
<td>A waiver of conditions requiring a design review as a public hearing to address deceleration lane and amenities; reduce density from 40 units (24.8 units per acre) to 24 units (15 units per acre); reduce 15 units to two story units with only 9, three story units remaining; 3 point turning analysis to be approved by traffic prior to tentative map approval; relocate entrances farther to the north; and right-in/right-out only ingress and egress to the site is a companion item on this agenda.</td>
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STANDARDS FOR APPROVAL:
The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning
Multiple Family Residential Policy 53 of the Comprehensive Master Plan encourages multiple family developments that are compatible with adjoining land uses and densities through site planning and building design. The building materials and height of the proposed condominium development are compatible with the previously approved congregate care and senior housing facilities located to the west of the project site, across the Pecos-McLeod Interconnect. The condominium buildings will be constructed with a pitched concrete tile roof and stucco exterior, matching the design and materials that will be utilized on either the congregate care or senior housing facility. The density of the proposed condominium development (17.6 du/ac) is compatible with the density previously approved for the senior housing facility (17.3 du/ac) located to the west of the project site, across the Pecos-McLeod Interconnect. Multiple Family Residential Policy 50 encourages multiple family projects to locate common areas, circulation paths, and building entry porches where they are most visible from the street and home interiors. Several pedestrian entrances to the development are located adjacent to the proposed detached sidewalk that is adjacent to the Pecos-McLeod Interconnect. Multiple Family Residential Policy 51 states all multiple family projects should provide several amenities such as usable open space,
swimming pools, barbeque pits, and community centers. A pool area with a barbeque pit, a dog park, and additional active open spaces are provided throughout the development, complying with this policy. The proposed development complies with the goals and multiple policies from the Comprehensive Master Plan, is compatible with the surrounding development, and should not have an adverse or negative impact on the surrounding land uses and properties. Therefore, staff recommends approval.

**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 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**
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include any necessary portions of Pecos-McLeod Interconnect to achieve 45 feet of right-of-way to the back of curb.
- Applicant is advised 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 or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

**Building Department - Fire Prevention**
- No comment.

**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 and reference POC Tracking #0224-2019 to obtain your POC exhibit; and that wastewater flow rates that exceed CCWRD estimates may require another POC analysis.
APPLICANT:   DIAMOND PM, LLC
CONTACT:     RICHARD GALLEGOS, PACIFIC DESIGN CONCEPTS, 1489 W. WARM SPRINGS RD, SUITE 110, HENDERSON, NV  89014