RECREATIONAL VEHICLE PARK

US HWY 93/LAKE SHORE DR
(TITLE 30)

PUBLIC HEARING

APPLICANT NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-19-0333-HOTEL DAM, LLC:

USE PERMIT to increase the distance of sanitary facilities from each recreational vehicle site.

WAIVER OF DEVELOPMENT STANDARDS to increase the height of retaining walls.

DESIGN REVIEW for a recreational vehicle park in conjunction with a resort hotel on a 20.9 acre portion of a 31.8 acre site in an H-1 (Limited Resort and Apartment) Zone.

Generally located on the south side of US Hwy 93, three-quarters of a mile east of Lake Shore Drive within the Northeast County Planning Area. JG/jt/ja (For possible action)

RELATED INFORMATION:

APN:
181-25-000-002; 181-25-000-003

USE PERMIT:
Increase the distance of sanitary facilities from each recreational vehicle site to 600 feet where 400 feet is the maximum per Table 30.44-1 (a 50% increase).

WAIVER OF DEVELOPMENT STANDARDS:
Increase the height of retaining walls to 18 feet where 6 feet is the maximum per Section 30.64.050 (a 200% increase).

LAND USE PLAN:
NORTHEAST COUNTY - COMMERCIAL TOURIST

BACKGROUND:
Project Description
General Summary
- Site Address: 18051 E. US Hwy 93 South
- Site Acreage: 20.9 acre portion of 31.8 acres
- Number of Recreational Vehicle Spaces: 64
- Project Type: Recreational vehicle park
- Parking Required/Provided: 13/13

Clubhouse
- Number of Stories: 1
- Building Height (feet): 23
Site Plan & Request
The southern parcel with the recreational vehicle park extends in an east/west orientation, adjacent to the south side of US Hwy 93, and a resort hotel (Hoover Dam Lodge) is located on the north side of US Hwy 93 on the northern parcel. Access to the recreational vehicle park is provided on the northeast side of the southern parcel, adjacent to an approved convenience store and gas station. The site plan depicts a 64 space recreational vehicle park with a centrally located clubhouse and pool. Thirteen parking spaces are located near the clubhouse, and the recreational vehicle spaces are located around the perimeter of the site as well as adjacent to internal drive aisles. An amenity with a seating area and umbrella structure are located on the west side of the site, and 2 concrete walkways will provide pedestrian access to the adjacent convenience store located on the northeast side. The southern portion of the property will remain undeveloped due to a 200 foot wide easement, and an existing sewage treatment plant is located in the southwest portion of the site.

Although most of the recreational vehicle spaces are within 400 feet of the sanitary facilities located in the clubhouse, the distance from the sanitary facilities to the farthest recreational vehicle space in the northwest portion of the site is approximately 600 feet, which necessitates the use permit. Due to the uneven terrain, a waiver of development standards is necessary to allow up to 18 foot high retaining walls, which will be composed of natural rock found on the site and will have 6 foot to 15 foot off-sets between walls. Since the proposed development is not disturbing any topography in excess of 12%, the site is not regulated by the Hillside Development Standards in Title 30.

Landscaping
Street landscaping along US Hwy 93 was previously approved with the convenience store and gasoline station and consists of 2 rows of off-set trees and a detached sidewalk. No changes are proposed to the previously approved landscaping. The landscape plans for the recreational vehicle park depict Raywood Ash and Texas Mountain Laurel trees located throughout the site. Shrubbery will consist of Texas Sage, Rosemary, Wheeler’s Dwarf, Creosote Bush, and Lantana.

Elevations
The 23 foot tall clubhouse will be constructed with a mountain lodge aesthetic to match the design of the resort hotel. Materials for the pitched roof will consist of hand-split shakes, and the exterior walls will consist of painted stucco with stone veneer accents. A parapet wall along the roofline will conceal the roof mounted mechanical equipment. Overhangs provide shaded relief over the entrance and adjacent to the pool.

Floor Plans
The 2,411 square foot clubhouse will include a community room, kitchen, laundry room, 4 restrooms, and a storage room for pool equipment.

Signage
Signage is not a part of this request.
Applicant’s Justification
According to the applicant, the proposed project will be beneficial to the surrounding area and will redevelop a vacant, underutilized, and previously disturbed parcel to an aesthetically pleasing use. The applicant states that the use permit to exceed the distance from sanitary facilities is minor since only 17 recreational vehicle spaces will exceed the 400 foot distance. In addition, the applicant states that most modern recreational vehicles include showers and bathrooms within the recreational vehicle. Regarding the waiver of development standards to increase the height of retaining walls, the applicant states that the walls will be constructed of natural rock found on the site, and the retaining walls will conform to the disturbed topography of the site to ensure proper drainage. In summary, the applicant states that the recreational vehicle park will provide additional amenities for the existing resort hotel; the aesthetic of the recreational vehicle park is consistent and compatible with the design of the resort hotel; and the recreational vehicle park will not negatively affect the public health, safety, and welfare.

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>UC-0567-17</td>
<td>Convenience store, gasoline station, alcohol sales, and restaurant</td>
<td>Approved by BCC</td>
<td>September 2017</td>
</tr>
<tr>
<td>UC-0109-17</td>
<td>Expansion of an existing resort hotel with recreational vehicle park, convenience store with gasoline canopy and alcohol sales (packaged beer and wine)</td>
<td>Withdrawn prior to public hearing</td>
<td>March 2017</td>
</tr>
<tr>
<td>DR-0011-14</td>
<td>Exterior modifications to an existing resort hotel (Hotel Dam Lodge)</td>
<td>Approved by BCC</td>
<td>February 2014</td>
</tr>
<tr>
<td>UC-0787-00</td>
<td>Heliport in conjunction with a hotel &amp; casino</td>
<td>Approved by PC</td>
<td>June 2000</td>
</tr>
<tr>
<td>UC-1344-98</td>
<td>Deviation from improvement standards including reduction in parking and deviations as shown per plans</td>
<td>Approved by PC</td>
<td>September 1998</td>
</tr>
<tr>
<td>DR-0386-94</td>
<td>Parking lot/pedestrian access reconfiguration for a previously approved hotel casino, gift shop, amusement arcade and other support related facilities</td>
<td>Approved by BCC</td>
<td>April 1994</td>
</tr>
<tr>
<td>UC-0166-93</td>
<td>Use permit for a 17 story hotel tower with casino, gift shop, amusement arcade and other support related facilities with variances to reduce parking and landscaping and wastewater treatment facility</td>
<td>Approved by BCC</td>
<td>December 1993</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>R-U</td>
<td>Undeveloped (USA Park Service)</td>
</tr>
<tr>
<td>South, East &amp; West</td>
<td>R-U</td>
<td>Undeveloped (Bureau of Land Management)</td>
</tr>
</tbody>
</table>
STANDARDS FOR APPROVAL:
The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Use Permit
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 purpose of the maximum distance of 400 feet for sanitary facilities from a recreational vehicle space is to ensure that each recreational vehicle has access to necessary amenities within convenient walking distance. Although 17 recreational vehicle spaces exceed the 400 foot distance, the layout of the recreational vehicle park provides convenient walking access for all the spaces to the clubhouse. As a result, staff does not foresee any substantial or undue adverse effects from increasing the distance for 17 spaces to a maximum of 600 feet. As a result, staff can support the request.

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.

Urban Specific Policy 16 in the Comprehensive Master Plan encourages alternative materials for walls to minimize the stark appearance. Even though the topography of the site was previously graded and disturbed, the site is located in a mountainous area with unique terrain. As a result, large retaining walls are required to accommodate the development. In addition, the applicant will use existing rocks on the site to construct the walls, which is consistent with Urban Policy 16 and will create a visually pleasing appearance that is harmonious with the mountainous terrain. Therefore, staff can support the request.

Design Review
Urban Specific Policy 27 of the Comprehensive Master Plan encourages the localized areas of Commercial Tourist development to be the prime activity centers where resort hotel and commercial uses are located, and Urban Policy 93 encourages all structures on a development site to be compatible architectural design, style, and color. Staff finds that the recreational vehicle park will enhance the amenities and services offered at the resort hotel, and the design of the rockery walls, club house, and landscaping will be compatible with the approved convenience store and gas station, and the existing resort hotel. As a result, staff can support the design review.
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;
- Nevada Department of Transportation approval;
- Reconstruct any unused driveways with full off-site improvements.

Building Department - Fire Prevention
- No comment.

Clark County Water Reclamation District (CCWRD)
- No comment.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: HOTEL DAM, LLC
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