PUBLIC HEARING

APPLICANT/OWNER/DESCRIPTION OF REQUEST

**ZC-19-0320-PRECEDENT PROPERTIES, LLC & VERLAIN, LLC:**

**ZONE CHANGE** to reclassify 8.0 acres from R-E (Rural Estates Residential) Zone and H-2 (General Highway Frontage) Zone to R-5 (Apartment Residential) Zone.

**WAIVER OF DEVELOPMENT STANDARDS** to allow an attached sidewalk.

**DESIGN REVIEW** for a multiple family residential complex in the MUD-2 Overlay District.

Generally located on the southeast corner of Vegas Valley Drive and Sandhill Road within Sunrise Manor (description on file). TS/jt/ja (For possible action)

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**RELATED INFORMATION:**

**APN:**
161-07-702-001

**WAIVER OF DEVELOPMENT STANDARDS:**
Allow an attached sidewalk along Vegas Valley Drive where a detached sidewalk is required per Table 30.64-2.

**LAND USE PLAN:**
SUNRISE MANOR - COMMERCIAL TOURIST

**BACKGROUND:**

**Project Description**
General Summary
- Site Address: 2950 S. Sandhill Road
- Site Acreage: 8
- Number of Units: 248
- Density (du/ac): 29
- Project Type: Multiple family residential complex
- Number of Stories: 3
- Building Height: 39 feet 6 inches
- Open Space Required/Provided (square feet): 24,800/69,222
- Parking Required/Provided: 429/430
Site Plan
The site plan depicts a multiple family residential complex consisting of 3 residential buildings and a clubhouse. The clubhouse is located in the northeast portion of the site, 2 parallel residential buildings are located near the center, and the third residential building is located in the southwest portion of the site, oriented perpendicular to the other 2 residential buildings. Parking spaces are located around the perimeter of the development and adjacent to the clubhouse and residential buildings. Gated access is provided from Vegas Valley Drive, and an emergency access crash gate is located in the southwest portion of the site, providing emergency ingress/egress to Sandhill Road. Five trash enclosures are provided around the perimeter of the site.

A total of 69,222 square feet of open space is provided where 24,800 square feet is required. Amenities in the open space located by the clubhouse will include a pool, basketball court, cabanas, grills, tot lot, and park. Additional open space is located between buildings 1 and 2, which will include a park with farm hammocks, and a dog park, which is located in the northeast portion of the site.

Landscaping
Landscaping along Vegas Valley Drive is 20 feet wide behind an attached sidewalk. A waiver of development standards is necessary to allow the attached sidewalk along Vegas Valley Drive where a detached sidewalk is required. Landscaping along Sandhill Road is 9 feet 7 inches wide behind an attached sidewalk. Additional landscaping is provided around the perimeter of the site, within the parking lot, around the base of the buildings, and in the open space areas. Trees will include Rio Grande Ash, Arizona Ash, Sago Palm, and Date Palm.

Elevations
Each residential building is 3 stories with an overall height of 39 feet 6 inches to the top of a parapet wall with a mansard style roof around the parapet wall. Access to the residential units is provided by exterior walkways and exterior stairs. As a result, the elevations consist of railing along the walkways and doors and windows to each unit behind the railing.

The 1 story clubhouse extends up to approximately 24 feet at the top of a sloped parapet wall along the roofline. Finish materials will consist of stone veneer accents and stucco painted “Barnwood Gray” and “Muslin.”

Floor Plans
Combined, the 3 residential buildings will include 116, one bedroom units, 120, two bedroom units, and 12, three bedroom units. The units are accessed by external walkways, and a courtyard with external walkways is provided between the 2 wings of each building.

The 4,386 square foot clubhouse consists of a triangular floor plan with the following elements: leasing office, manager’s office, kitchen, business center, restrooms, gym, laundry room, and mail room.

Signage
Signage is not a part of this request.
Applicant’s Justification
According to the applicant, the conforming zone change to R-5 zoning for a multiple family residential development is appropriate for the area since the site is adjacent to Boulder Station Resort Hotel to the east, an R-4 zoned existing multiple family residential development to the south, and an H-1 zoned commercial complex to the west, across Sandhill Road. Additionally, the site is located near large capacity roadways including US 95 and Boulder Highway as well as bus stops.

Regarding the waiver of development standards, the applicant indicates that the adjacent properties were developed with attached sidewalks on Vegas Valley Drive. As a result, attached sidewalks on the subject site will match the off-site development pattern in the area.

Overall, the applicant indicates that the site design and architecture are consistent with the surrounding area, and the development will provide outdoor amenities including a pool, spa, and picnic area. Indoor amenities will include meeting rooms, media room, common area kitchen, and exercise room. As a result, the design of the site complies with goals and policies in the Comprehensive Master Plan.

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>WS-1302-01</td>
<td>Reduced setbacks for a manufactured home park</td>
<td>Approved by PC</td>
<td>November 2001</td>
</tr>
<tr>
<td>VC-1336-94</td>
<td>Reduced setbacks and separations for homes and accessory structures, and reduce sizes of home in a manufactured home park</td>
<td>Approved by PC</td>
<td>September 1994</td>
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</table>

Surrounding Land Use

<table>
<thead>
<tr>
<th></th>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North Residential Suburban (up to 8 du/ac)</td>
<td>R-1</td>
<td>Single family residences</td>
<td></td>
</tr>
<tr>
<td>South Commercial Tourist</td>
<td>R-4</td>
<td>Multi-family residential</td>
<td></td>
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<tr>
<td>East Commercial Tourist</td>
<td>C-2 &amp; H-1</td>
<td>Neighborhood Resort Hotel (Boulder Station)</td>
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<tr>
<td>West Commercial Tourist</td>
<td>H-1</td>
<td>Banquet facility</td>
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Clark County Public Response Office (CCPRO)
CE18-17425 and CE19-06235 are ongoing cases regarding vagrant camps on the site.

STANDARDS FOR APPROVAL:
The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.
Analysis

Current Planning

Zone Change
This conforming zone change is within the range of residential densities anticipated for the site by the Comprehensive Master Plan. The Commercial Tourist Land Use Category is intended for more intense uses and increased residential densities, and as a result, R-5 zoning is conforming within this land use category. The residential density and bulk development standards associated with the R-5 zone are compatible with the resort hotel to the east (Boulder Station), the multiple family development to the south, and the commercial development to the west, across Sandhill Road. Although a single family residential development is located across Vegas Valley Drive to the north, the proposed multiple family development at the subject location is consistent with the land use pattern of more intense development on the south side of Vegas Valley Drive on this block. In addition, the required street landscaping along Vegas Valley Drive and setback requirements for the multiple family zoning district will help prevent any potential negative impacts to the single family residential uses. Lastly, the area includes large capacity roadways (such as US 95 and Boulder Highway) and transit stops, which comply with Urban Land Use Policy 57 that encourages multiple family developments to be located near transit stops and road networks that can accommodate higher residential densities. As a result, staff can support the conforming zone change.

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.

Goal 1 of the Comprehensive Master Plan encourages, in part, development that is compatible with adjacent land uses. Staff finds that the proposed attached sidewalks on Vegas Valley Drive are consistent and compatible with development in the area. In addition, the applicant is providing a 20 foot wide landscape buffer behind the attached sidewalks, and the additional landscaping will help improve the pedestrian experience walking on the sidewalk. Therefore, staff can support the request.

Design Review
The proposed multiple family development complies with several policies in the Comprehensive Master Plan, including Urban Specific Policy 51, which encourages multiple family projects to provide several amenities such as usable open space, swimming pools, barbeque pits, and community centers; Policy 54, which promotes, in part, the layout and design of multiple family buildings to be oriented in varying directions relative to each other to avoid the monotony of a linear pattern; and Policy 56, which encourages multiple family developments to be located adjacent to a mix of other appropriate non-residential land uses. The development exceeds the minimum amount of open space and provides a variety of amenities, the layout of the residential buildings are parallel and perpendicular to help reduce the monotony of a linear pattern, and a variety of non-residential uses are located near the site including a resort hotel and a commercial
complex, consistent with Policies 51, 54, and 56, respectively. 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**
- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- 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 the design review and waiver of development standards must commence within 2 years of approval date or they will expire.

**Public Works - Development Review**
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include the corner spandrel.

**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 #0226-2019 to obtain your POC exhibit; and that wastewater flow rates that exceed CCWRD estimates may require another POC analysis.

**TAB/CAC:** Sunrise Manor - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** LEVI PARKER

**CONTACT:** ANTHONY CELESTE, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR, SUITE 650, LAS VEGS, NV 89135