

11/20/08 PC AGENDA SHEET

APARTMENTS
(TITLE 30)

SUNSET RD/FORT APACHE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-0989-08 – FORT APACHE, LLC:

DESIGN REVIEW for an apartment complex on 10.0 acres in an R-3 (Multiple Family Residential) Zone.

Generally located on the north side of Sunset Road, 1,000 feet west of Fort Apache Road within Spring Valley. SB/gp/mm

RELATED INFORMATION:

APN:

163-31-801-007 & 008

LAND USE PLAN:

SPRING VALLEY - RESIDENTIAL HIGH (8 DU/AC TO 18 DU/AC)

BACKGROUND:

Project Description

The plans depict an apartment complex totaling 190 units at 17.95 dwelling units per acre. There are 3 building types ranging from 7,826 square feet to 10,759 square feet and totaling 11 buildings in the complex. In addition, there are loft type apartments above parking garages ranging from 1,200 square feet to 2,407 square feet along the west property line and in the middle of the complex. Access is on Sunset Road through a gated entrance.

The buildings are similar in architecture with painted earth tone stucco and hip roof in concrete barrel tiles. A stone veneer offsets architectural details that break up the building mass and also includes pop-out windows and second story balconies. The 3 building types are all less than 33 feet in height. Loft spaces are similar in architectural style to the main buildings with a stone veneer base across the entire building mass and garage doors, and pop-out arcs above the door. The residential second story has balconies with the buildings less than 23 feet in height. The complex also incorporates a clubhouse and pool.

There are 331 parking spaces required where 331 spaces are provided. Landscaping for both parking lots and the surrounding landscaping meet Title 30 standards. The applicant provides 85,508 square feet of open space where 38,000 square feet is required. The plans depict the use of various evergreen and deciduous trees planted throughout the complex. The trees range in size from 24 inch box to 42 inch box and create pleasant green areas within the common areas.

Prior Land Use Requests

ZC-0576-05, a zone change to reclassify the 2 parcels to R-3 zoning was approved by the Board of County Commissioners (BCC) in May 2005. UC-0366-06, a use permit and design review for a planned unit development was approved by the BCC in June 2006, which has since expired.

Surrounding Zoning and Land Use

The subject site is within the Public Facilities Needs Assessment (PFNA) area. To the north across a drainage channel are developed R-2 zoned properties. To the east is undeveloped R-3 zoned properties. To the south across Sunset Road are developed R-2 zoned properties. To the west is a developed R-3 zoned property.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

The 2 story height of the complex is similar to the surrounding single family residential R-2 zoned properties. The applicant has provided adequate landscaping both for buffering and open space for the residents in the complex. The architectural styles of the buildings are compatible to the neighborhood and should contribute to the character of the community.

The complex conforms to Spring Valley Land Use Plan Policy 5.1 that encourages multiple family developments to be located where transit, pedestrian, and road networks can accommodate higher residential density. Policy 5.9 encourages the siting of multiple family buildings to be orientated in varying directions relative to each other to avoid the monotony of a linear pattern, and Policy 5.10 encourages design alternatives to massing of a building including varied elevations, roof forms, and surface planes.

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 Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time; and that this application must commence within 2 years of approval date or it will expire.

Civil Engineering

- Compliance with ZC-0576-05;
- If project is gated, queuing analysis and/or gate/callbox location to be approved by Civil Engineering prior to tentative map approval.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: Fore Property Company

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