

FUTURE RESIDENTIAL DEVELOPMENT
(TITLE 30)

CASTALIA ST/COTTONWOOD DR
(RED ROCK)

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-23-400159 (NZC-21-0421)-BENGOCHEA FAMILY LIMITED PARTNERSHIP:

HOLDOVER ZONE CHANGE FIRST EXTENSION OF TIME to reclassify 0.3 acres from an R-U (Rural Open Land) Zone, an R-E (Rural Estates Residential) Zone, and an R-1 (Single Family Residential) Zone to an R-1 (Single Family Residential) Zone for future residential development.

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks.

DESIGN REVIEW to modify setbacks for an existing single family residence and accessory structure on a 0.2 acre portion of 15.4 acres in an R-1 (Single Family Residential) Zone in the Red Rock Design Overlay District.

Generally located on the west side of Castalia Street and the north side of Cottonwood Drive within Northwest County (description on file). JJ/lm/syp (For possible action)

RELATED INFORMATION:

APN:

175-07-601-009; 175-07-701-005; 175-07-711-082

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the rear setback for an existing single family residence to 5 feet where 20 feet is the minimum per Table 30.40-2 (a 75% reduction).
- b. Reduce the side setback for an existing single family residence to 1 foot where 5 feet is the minimum per Table 30.40-2 (an 80% reduction).
- c. Reduce the rear setback for an accessory structure to 1 foot where 5 feet is the minimum (an 80% reduction).

LAND USE PLAN:

NORTHWEST COUNTY (RED ROCK) - EDGE NEIGHBORHOOD (UP TO 1 DU/AC)

NORTHWEST COUNTY (RED ROCK) - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 3 Castalia Street
- Site Acreage
 - Remnant Lot: 14.8
 - Modified Lot with Single Family Residence: 0.4

- Number of Lots: 2
- Density (du/ac): 2.2 (reconfigured lot with existing single family residence)
- Minimum/Maximum Lot Size: 19,444 square feet (Lot 1)/ 14.8 acres (Lot 2)
- Project Type: Rezoning for future single family residence

Site Plan

The approved request was to rezone a reconfigured parcel, consisting of an existing parcel and portions of 2 other parcels, to R-1 zoning for a future residence. A parcel map has since been submitted (MSM-23-600073) to reconfigure the site into 2 lots. A reconfigured 19,444 square foot lot will be created along Castalia Street which will include the portion of land adjacent to the Fire Department site to the west, which consists of APNs 175-07-701-005, 175-07-711-082, and a portion of 175-07-601-009. The remnant portion of APN 175-07-601-009 will be 14.84 acres.

Landscaping

The approved request shows that no landscaping is proposed for the reconfigured lot. Existing landscaping on APN 175-07-711-082, which includes a single family residence and accessory structure, will remain.

Elevations

The approved request shows that the existing single family residence on APN 175-07-711-082 consists of painted stucco siding with a pitched asphalt shingle roof, and the accessory structure includes wood siding painted to match the single family residence and a pitched asphalt shingle roof.

Floor Plans

The approved request shows that the existing single family residence is 2,085 square feet, and the accessory structure, which is used as an artist studio, is 156 square feet.

Previous Conditions of Approval

Listed below are the approved conditions for NZC-21-0421:

Current Planning

- Resolution of Intent to complete in 3 years.
- Applicant is advised that the reduced setbacks may require additional fire rating improvements for the existing buildings; 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 new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that 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.

Public Works - Development Review

- Drainage study shall be required with future development as determined by Public Works - Development Review;
- Traffic study shall be required with future development as determined by Public Works - Development Review.
- Applicant is advised that this site is located within a Special Flood Hazard Area (SFHA) as designated by the Federal Emergency Management Agency (FEMA).

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

Applicant’s Justification

The applicant indicates that they are requesting a 10 year extension of time. The request is necessitated due to the Las Vegas Valley Water District water moratorium in Blue Diamond Village since December 2021. The applicant is hopeful that the moratorium will be lifted in the future when adequate rainfall will recharge the water basin that serves the village, and development may proceed for the proposed single family residential lot that will be created by MSM-23-600073.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-21-0421	Reclassified 0.3 acres to R-1 zoning and modified setbacks for an existing single family residence and accessory structures	Approved by BCC	November 2021
ZC-2036-96	Reclassified a portion of the site to R-E zoning for an 18 unit single family residential planned unit development	Approved by BCC	May 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands	R-U	Undeveloped
South	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	R-1 & R-D	Single family residential
East	Public Use	P-F & C-1	Park, place of worship, retail building, & library
West	Public Use & Open Lands	P-F & R-U	Fire station & undeveloped

Related Applications

Application Number	Request
WS-23-0735	A waiver of development standards for sidewalk and street landscaping, connecting to municipal water, drainage study, and full off-site improvements is a companion item on this agenda.
WC-23-400175 (Nzc-21-0421)	A waiver of conditions for drainage and traffic studies is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

The underlying zoning for APN 175-07-701-005 is R-U, and the lot area is .06 acres. Since the minimum lot size for R-U is 80,000 square feet, the lot is not in conformance with the R-U zone. The approved zoning removes the nonconforming R-U zoning for this lot. In addition, the waivers for setbacks are for existing structures and will not impact the surrounding area. Staff can support this application and recommends removing the time limit and staff to draft an ordinance to change the zoning map.

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

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

- Remove the time limit for the zone change and waivers of development standards and staff to prepare and ordinance to adopt the zoning.

Public Works - Development Review

- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

COUNTY COMMISSION ACTION: January 3, 2024 – HELD – To 02/07/24 – per the applicant.

APPLICANT: AMADOR BENGOCHEA

CONTACT: THE WLB GROUP, 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120