

10/04/22 BCC AGENDA SHEET

PLANNED UNIT DEVELOPMENT
(TITLE 30)

SR 159/SR 160
(RED ROCK)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0453-GYPSUM RESOURCES LLC:

USE PERMIT for a single family residential planned unit development.

DESIGN REVIEWS for the following: **1)** single family residential planned unit development; and **2)** finished grade on 671.0 acres in an R-U (Rural Open Land) Zone in the Red Rock Design Overlay District.

Generally located 3,700 feet north of SR 159, approximately 2.5 miles northwest of the intersection of SR 160 (Blue Diamond Road) and SR 159 within Red Rock. JJ/jad/syp (For possible action)

RELATED INFORMATION:

APN:

164-32-201-001; 164-32-201-002; 164-32-301-001; 164-32-601-001; 164-32-701-001; 164-32-701-002; 164-32-801-001; 175-05-101-001; 175-05-201-001; 175-05-301-002; 175-05-501-001; 175-05-601-001; 175-05-701-001

USE PERMIT:

Allow a proposed planned unit development (PUD) for a single family residential subdivision establishing development standards including, but not limited to: lot areas; building setbacks and separations; and wall heights per plans on file per Chapter 30.24.

DESIGN REVIEWS:

1. Proposed single family residential planned unit development.
2. Increase finished grade to 93 feet where a maximum of 3 feet is the standard per Section 30.32.040 (a 3,000% increase).

LAND USE PLAN:

NORTHWEST COUNTY (RED ROCK) - OUTLYING NEIGHBORHOOD (UP TO 0.5 DU/AC)

NORTHWEST COUNTY (RED ROCK) - OPEN LANDS

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 671

- Number of Lots/Units: 429
- Density (du/ac): 0.63
- Minimum/Maximum Lot Size (square feet): 8,399/1,420,733
- Project Type: Single family planned unit development
- Open Space Required/Provided: 2.4 acres/144 acres

Site Plan

The project area is bounded on the north, west, south, and portions of the east by the Red Rock Canyon National Conservation Area. The project is intended to be developed on what is commonly referred to as the James Hardie Gypsum Mine or Blue Diamond Hill. Predominately due to the open pit mining operation over the last 90 plus years, the site is characterized by large, deeply cut areas and large fill slopes (tailings). In general, the site is dominated by a westward sloping ridge located between the Spring Mountains and the Las Vegas Valley.

The scope of the project consists of a 429 lot single family residential PUD with lots ranging from 8,399 square feet to 1,420,733 square feet over 671 acres. The Blue Diamond Hill access road extends from SR 159 north to the subject property. The 50 foot wide right-of-way with 5 foot sidewalks on both sides of the street, circles the entire project. The majority of the development is centrally located with access gates located on the western and eastern portions of the development. A 39 foot wide private street network with 5 foot sidewalks on 1 side of the street is provided throughout the development with varying sized residential and common lots. The development also contains a neighborhood consisting of generally 8,400 square foot lots on the northwest portion of the development. This neighborhood is located on the northwest side of the Blue Diamond Hill access road, across from the majority of the development. A cul-de-sac extends to the north of the neighborhood providing access to 3 large lots (526,927, 871,440 and 1,003,272 square feet).

The project complies with all provisions for a PUD, including but not limited to, perimeter setbacks, open space, streetscapes, and parking. The single family residences are proposed to be developed by different home builders during future phases of this development; therefore, there are no elevations or floor plans submitted with this request.

The development is not subject to the hillside development regulations as it is an active gypsum mine. Areas not currently mined will be mined in the future and then reclaimed as a housing development.

The applicant is requesting modified standards such as, but not limited to:

- Maximum cumulative height of a series of retaining walls
- Modified area of lot sizes for R-U zoning
- Modified setbacks for R-U zoning

The range of lot sizes are shown at a minimum of 8,399 square feet up to a maximum of 1,420,733 square feet, with an average lot size of 45,000 square feet.

The minimum setbacks for future primary dwellings will be:

- Front - 20 feet
- Interior Side - 5 feet
- Corner Side - 10 feet
- Rear - 20 feet

Setbacks for accessory structures:

- Interior Side - 5 feet
- Street Side - 10 feet
- Rear - 5 feet

Balconies 6 feet or greater above ground:

- Interior Side - 5 feet
- Street Side - 10 feet
- Rear - 17 feet

Patio covers:

- Interior Side - 3 feet
- Street Side - 7 feet
- Rear - 3 feet

Landscaping

A network of common open space is located throughout the development which will include walking paths, pocket parks, and other future amenities. The total amount of open space is depicted at 144 acres where 2.4 acres is required. Extensive landscaping is provided along the main access road. Within the central portion of the development, most of the lots are adjacent to a landscaped paseo. The plans indicate all plants will comply with the recommended guidelines from the Southern Nevada Regional Planning Coalition plant list.

The maximum cumulative height of a series of retaining walls is shown at 48 feet where for each 12 feet of vertical height, a 6 feet horizontal off-set will be provided. This site is a gypsum mine with large amounts of cut and fill (up to 93 feet) that have occurred on portions of this site due to mining operations. Higher walls will aid in the re-shaping of the site to reduce sloped areas.

Elevations & Floor Plans

The single family residences are to be developed by different home builders during future phases of this development; therefore, there are no elevations or floor plans submitted with this request.

Applicant's Justification

According to the applicant, the subject property is currently being mined under valid permits. The scope of this application is 671 acres and will be mined entirely prior to the development of the residential community. The property is served via the historic access road providing direct access to the property from SR 159. The proposed project minimizes adverse impacts on the surrounding properties by locating open space and low density housing along the project edges. Furthermore, the applicant indicates the proposed project reflects an efficient functional

relationship between open space and man-made environment in a manner that is appropriate and respectful of the surrounding community. The design element of the project has the ability to incorporate a variety of lot sizes and configurations, thereby allowing for a diversity of home designs and types to create a high quality residential community.

Finally, according to the applicant, this property has been planned to offer a variety of lot sizes to appeal to several home buyer market segments. Each of these segments may represent specialty markets served by different home building entities. To facilitate the efficient delivery of the project on a timeline that is in tune to the current mining operations and home buying market demands, they propose to phase the subdivision of property. Mining operations for each major subdivision will be complete prior to recording of the final map and vertical construction of residential units.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0280	Single family planned unit development on 563 acres	Approved by BCC	August 2021
TM-21-500083	280 single family residential lots on 563 acres	Approved by BCC	August 2021
WC-18-400232 (MP-0313-11)	Waived conditions of a Concept Plan requiring no access onto SR 159, and right-of-way approval from the BLM for primary access is required prior to approval of Specific Plan in conjunction with a mixed-use Comprehensive planned community	Approval of the first condition and denial of the second condition by BCC	April 2019
MP-0468-11	Specific Plan for Gypsum Resources	Deleted	
MP-0469-11	Public Facilities Needs Assessment for Gypsum Resources	Deleted	
MP-0505-16	Amended Concept Plan for the Gypsum Reclamation planned community - withdrawn	Withdrawn	
WC-0099-11 (MP-0313-11)	Waiver of conditions on a Concept Plan requiring no access onto SR 159, and right-of-way approval from the BLM for primary access is required prior to approval of Specific Plan in conjunction with a mixed-use Comprehensive planned community - withdrawn	Withdrawn	
MP-0313-11	Concept Plan for the Gypsum Resources planned community	Approved by BCC	August 2011
MP-0736-02	Concept Plan for a planned community known as Cielo Encantado - withdrawn	Withdrawn	

Related Applications

Application Number	Request
TM-22-500161	Tentative map for a 429 single family residential development on 671 acres is a companion item on this agenda.

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 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.

Use Permit & Design Review #1

A planned unit development (PUD) is intended to maximize flexibility and innovation in residential developments by utilizing area sensitive site planning and design to achieve a desirable mixture of compatible land use patterns that will minimize adverse impacts on surrounding properties and provide consistency with the Master Plan, Title 30, and other applicable goals and policies. The proposed development is located on Blue Diamond Hill abutting the Red Rock Canyon National Conservation Area. Development of the site must be done within the framework of any applicable minimum development standards, goals and policies, and available resources. The applicant has requested the PUD to obtain the benefit of slightly increased density, modified wall heights, lot area, and setbacks. In return the applicant has provided extensive landscaping and open space and adequate circulation throughout the development with several common area lots.

The development plan for this project contemplates that public services such as water, sewer, and gas will be provided to future residences. The project is in an area not currently served by public water or sewer; therefore, the developer should work closely with the appropriate agencies to ensure adequate facilities are in place and/or provide for the facilities if they are not readily available. Staff is requesting that if this application is approved a condition be placed on the application to ensure the proposed use will be adequately served by public improvements, facilities, and services.

Public Works - Development Review

Design Review #2

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use 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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Expunge UC-21-0280 and TM-21-500083;
- If public water or sewer are not attainable, then lots must meet minimum lot size requirements from the Nevada Division of Water Resources and/or Southern Nevada Health District for water and septic;
- Mining for the proposed phase of a subdivision shall be complete prior to recordation of a subdivision map and construction of the residential units.
- Applicant is advised that the project will result in a density of 0.63 du/ac, consistent with Chapter 30.24, and that no additional density will be allowed without proper land use approval; 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 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 4 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Demonstrate paved legal access.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals; and that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- Please contact khoyt@clarkcountynv.gov for a meeting regarding this submittal;
- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show on-site fire lane, turning radius, and turnarounds; and that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0255-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GYPSUM RESOURCES I, LLC

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVE., #100,
LAS VEGAS, NV 89118