

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0338-MOSAIC NINE, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce street landscaping; **2)** increase retaining wall height; and **3)** reduce and eliminate driveway separation.

DESIGN REVIEW for a proposed single-family residential development on 4.49 acres in an RS3.3 (Residential Single-Family 3.3) Zone within the Airport Environs (AE-65) Overlay.

Generally located on the southwest corner of Carey Avenue and Camel Street within Sunrise Manor. WM/hw/cv (For possible action)

RELATED INFORMATION:

APN:

140-19-104-016

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate the rear 5 foot wide landscape area where a two, 5 foot wide landscape strips on each side of a 5 foot wide detached sidewalk is required along Camel Street per Section 30.04.01D.
2. Increase the height of the retaining walls along the north and west property lines to 4 feet where 3 feet is the maximum per Section 30.04.03C (a 67% increase).
3.
 - a. Reduce the separation between the driveway on Lot 14 and the back of curb radius to 7 feet where 12 feet is the minimum required per Uniform Standard Drawing 222 (a 42% reduction).
 - b. Eliminate the separation between the driveways on Lots 23, 24, 27, 28, and 31 and the back of curb radius where 12 feet is the minimum required per Uniform Standard Drawing 222.

PROPOSED LAND USE PLAN:

SUNRISE MANOR - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.49
- Project Type: Single-family detached residential development
- Number of Lots: 44
- Density (du/ac): 9.8
- Minimum/Maximum Lot Size (square feet): 3,300/5,064
- Number of Stories: 2

- Building Height (feet): 27
- Square Feet: 1,913 (maximum)

Site Plans

The plans show a proposed 44 lot single-family detached residential development located on the south side of Carey Avenue and the west side of Camel Street. The overall site is 4.49 acres with a density of 9.8 dwelling units per acre. The lots range in size from 3,300 square feet up to 5,064 square feet. Of the 44 total lots, 13 lots will front and obtain access directly from Camel Street facing east. The remaining 31 lots will be located to the west and south of the 13 lots along Camel Street. These 31 internal lots will be accessed through a series of 33.5 foot to 41-foot-wide private street network that will ultimately access Camel Street in the southeast corner of the site. This opening along Camel Street will access an east-west private street that will start at 41 feet wide, inclusive of a 4 foot wide attached sidewalk on the north side of the street and taper down to 33.5 feet wide with no sidewalk. The east-west private street will then connect with a north-south private street that will run the length of the subdivision. This private street will be 41 feet wide with a 4 foot wide attached sidewalk on the east side of the street. The north-south private street will also contain 2 stub streets that are 34 feet wide, inclusive of a 4 foot wide attached sidewalk on the north side of the stubs. The 3 stub streets access a maximum of 4 lots each. Five foot wide detached sidewalks are provided along both Camel Street and Carey Avenue. The cross sections indicate 3.2 foot to 4 foot tall retaining walls are proposed along the north and west property lines.

Landscaping

Street landscaping will be provided along both Carey Avenue and Camel Street. Along Carey Avenue, the street landscaping area will consist of a 5 foot wide landscape strip along the street followed by a 5 foot wide detached sidewalk, followed by another 5 foot wide landscaping strip. With this landscaping area, 10 Shoestring Acacia (*Acacia Stenophylla*) trees are provided every 30 feet primarily in the rear landscape area due to existing utilities, sight zones, and streetlights. Along Camel Street, a 5 foot wide landscaping strip is provided followed by a 5 foot wide detached sidewalk, but the required rear 5 foot wide landscaping strip will not be provided. Within the Camel Street landscape area, only shrubs are being provided, but 15 Shoestring Acacia trees are provided behind the sidewalk, within the front yards of the lots, generally clustered around property lines. The clustered trees will be 13 feet apart with clusters generally 60 feet apart. Overall, a total of 10 large trees are required along the Carey Avenue frontage and 12 trees are required along the Camel Street frontage.

Elevations

The elevations show 3 different models with 5 possible exterior designs for the homes for a total of 15 possible exterior design combinations. Each exterior corresponds with either a Modern, Mediterranean, Prairie, Contemporary, or Craftsman style. All models are 2 story high and will range in height from 24.2 feet to 26.9 feet. The exteriors will consist of painted stucco, gabled and split pitch roofs with concrete tile shingles, window accents and recessing, variations in roofline, and building pop-outs and extensions. A covered entry porch, stone veneer, various shutter styles, and significant fenestration are shown.

Floor Plans

The models shown range in size from 1,806 square feet up to 1,913 square feet, not including garage, porch, and optional spaces which range in size between 19 square feet and 460 square feet, spread across 2 floors. Each model has 3 to 4 bedrooms with options that include walk-in closets, laundry rooms, ensuite bathrooms, large living and dining spaces, game rooms, additional bedrooms, and gourmet kitchens. All homes have garage space for 2 cars.

Applicant's Justification

The surrounding residential developments to the east and south will be similar in size and density to the proposed development and with similar architectural features. The request for increase in retaining wall height is specific to the northern and western edges of the development due to the minimal relief of the site and the increase in retaining wall height is necessary for the site to drain properly. The elimination of the rear landscape strip is needed to preserve buildable areas on the site and trees in the proper number and coverage are still being provided along Camel Street.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0111-14	Vacated and abandoned a 5 foot wide portion of Carey Avenue for detached sidewalks - expired	Approved by BCC	April 2014
TM-0028-14	A tentative map for a 38 lot single-family residential development - expired	Approved by BCC	April 2014
ZC-0101-14	Reclassified the site from R-1 to R-2 for a single-family residential development - expired	Approved by BCC	April 2014
ZC-2024-05	Reclassified the site from R-E to R-2 for a single-family residential development - reduced to R-1	Approved by BCC	April 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2 (AE-65)	Single-family residential development
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential development
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3 (AE-65)	Single-family residential development
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (AE-65)	Single-family residential development & undeveloped

Related Applications

Application Number	Request
PA-25-700024	A plan amendment to redesignate the site from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-25-0337	A zone change to reclassify the site from RS5.2 to RS3.3 is a companion item on this agenda.
VS-25-0336	A vacation and abandonment of portions of rights-of-way is a companion item on this agenda.
TM-25-500084	A tentative map for 44 single-family residential lots 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**Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

Staff finds the purpose of providing street landscaping is to provide necessary shading for nearby street and sidewalk infrastructure. The fronting of homes along Camel Street is a design choice and does present certain constraints, but these constraints do not prohibit the placement of a landscaping area on the backside of the sidewalk along the street. Staff can appreciate the applicant has still provided trees along the backside of the Camel Street sidewalk in the front yards of the lots in a sufficient quantity. This design helps to maintain the ability to provide trees while enhancing the streetscape and curb appeal of the homes along Camel Street. With that said, the clustering of the trees will reduce shade coverage and the lack of a strip or landscape easement behind the sidewalk where these trees are proposed to be planted does not guarantee the preservation of the trees for shading streets and sidewalks. For these reasons, staff cannot support this request.

Waiver of Development Standards #2

The purpose of reviewing increased retaining wall height is to assure that there are no negative impacts on the surrounding properties. Staff finds the requested retaining walls are the result of necessary modifications to the site due to the drainage needs of the proposed subdivision.

Overall, staff finds the increase in retaining wall height to be minimal given the characteristics of the area, therefore staff can support this request.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The proposed single-family subdivision is proposing a variety of different housing options that should help prevent monotony by providing a relatively large number of models when compared to the number of lots within the subdivision. This should allow for different architectural styles and house sizes that should keep the streetscape interesting. The plans also have the option for different ways of accessing the house with the front-loaded homes having various covering styles. The proposed homes use materials and colors typical of the southwestern United States. The site is well parked with 4 parking spaces provided for each lot along with on-street parking. With that said, staff is concerned the lack of a rear landscaping strip along Camel Street, as well as the increase in retaining wall height, is not thoroughly justified. Additionally, the denial of the associated plan amendment would result in the proposed subdivision being over the allowable density for the Mid-Intensity Suburban Neighborhood planned land use category of 8 dwelling unit per acre. Staff finds the proposed subdivision does not support Master Plan Policies 1.3.1 and 1.3.5, which all support the development of compatible developments which foster the development of neighborhood features that support the livability of the area. For these reasons, staff is unable to support this request.

Public Works - Development Review

Waiver of Development Standards #3

Staff has no objection to reduce the driveway separation and back of curb radius on Lots 14, 23, 24, 27, 28 and 31 as the applicant has worked with staff to reduce any potential conflicts by amending the original driveway designs for safer ingress and egress. With the changes that the applicant made, which are reflected on the current plans on file, staff can support this request.

Staff Recommendation

Approval of waivers of development standards #2 and #3; denial of waiver of development standards #1 and the design review. This item has been forwarded to the Board of County Commissioners for final action.

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.

PLANNING COMMISSION ACTION: June 17, 2025 – APPROVED – Vote: Unanimous

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Carey Avenue improvement project;
- 90 days to record said separate document for the Carey Avenue improvement project;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

- 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;
- All proposed single-family residential submittals will comply with code requirements for residential streets.
- 503.2.1.1 Parallel Parking Permitted on Both Sides. Where parallel parking is permitted on both sides of the fire apparatus access road, the minimum clear width of the fire apparatus road shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back-of-curb to back-of-curb for L curbs, 38 feet (11,852 mm) from back-of-curb to back-of-curb for R curbs, and 39 feet (11,887 mm) from back-of-curb to back-of-curbs for roll curbs;
- The prohibition of parallel parking on both sides for the purpose of narrowing the roadway width is not permitted for fire apparatus roads serving 1 and 2 family dwellings.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

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 #0334-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Sunrise Manor - approval (the developer shall be responsible for the maintenance of the trees facing Camel Street).

APPROVALS: 1 card

PROTESTS: 3 cards, 1 letter

APPLICANT: AMY RENEE GRAYBILL

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