

HILLSIDE/RESIDENTIAL DEVELOPMENT
(TITLE 30)

BONANZA RD/LOS FELIZ ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-21-400027 (WS-0640-15)-CROWN MAYFAIR, LLC:

DESIGN REVIEWS SECOND EXTENSION OF TIME for the following: **1)** a proposed single family residential development; **2)** alternative development standards in conjunction with a hillside development; and **3)** a grading plan in conjunction with a hillside development (slopes greater than 12%) for a proposed single family residential development within a Hillside & Foothills Transition Boundary Area on 192.4 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the northeast corner of Los Feliz Street and Bonanza Road within Sunrise Manor. TS/lm/jd (For possible action)

RELATED INFORMATION:

APN:

140-26-601-003; 140-26-701-005; 140-26-801-004

DESIGN REVIEWS:

1. A proposed single family residential development consisting of 180 lots.
2. Alternative development standards including but not limited to the following:
 - a. Reduce net lot area to a minimum of 8,890 square feet where a minimum of 18,000 square feet is required per Table 30.40-1 (a 51.9% reduction).
 - b. Increase cul-de-sac lengths to 1,000 feet where 500 feet is the standard per Section 30.52.052 (a 100% increase).
 - c. Increase block length up to 2,300 feet where 1,500 feet is the standard per Section 30.52.052(a 53.3% increase).
 - d. All other alternative development standards to Chapters 30.40 and 30.52 per the plans on file.
3. A grading plan for a single family residential development within a Hillside & Foothills Transition Boundary Area.

LAND USE PLAN:

SUNRISE MANOR - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 192.4
- Number of Lots: 180 residential lots/11 common areas
- Density (du/ac): 0.9
- Minimum/Maximum Net Lot Size (square feet): 8,890/38,414
- Minimum/Maximum Gross Lot Size (square feet): 20,008/45,892
- Project Type: Single family residential development in a hillside area
- Number of Stories: 2
- Building Height (feet): 26
- Square Feet: 2,510 to 2,968

Site Plans

During the public hearing process of the original application the applicant submitted revised plans which eliminated several waivers and modifications which were included in the public hearing notice. The previously approved plans depict a single family residential development within a Hillside Area (slopes exceeding 12%) consisting of 180 residential lots on 192.4 acres for a density of approximately 0.9 dwelling units per acre. There are 2 access points to the development being Owens Avenue to the north and Los Feliz Street located in the approximate center of the site. Internal circulation will be provided by minimum 37 foot wide private streets that will have no sidewalks. Due to the slopes throughout the site, the plans are depicting several alternatives to the development standard of Sections 30.40 and 30.52, which include, but are not limited to, modification to the street improvements. A grading plan submitted with the original request depicts various locations for cut and fill areas in order to create the pad sites for the proposed single family residences and to establish the private streets within the development.

The applicant previously submitted a slope analysis for the site which indicates that approximately 36.8 acres of the site have slopes of less than 12%; 81.5 acres have slopes between 12% and 25%; and 74.1 acres of the site have slopes greater than 25%. A total of 155.6 acres of the site is impacted by slopes greater than 12%. Per Code a total of 88.87 acres of the 155.6 acres that are located within the areas that exceed 12% slopes must be left undisturbed. The slope analysis indicates that the site complies with the maximum disturbance area allowed by Code.

The approved plans depict minimum lot sizes of 20,008 square feet gross/8,890 square feet net where Code requires a minimum lot size of 20,000 square feet gross/18,000 square feet net. Due to the unique issues with slopes in Hillside Areas, the Code does allow for the reduction in lot area as part of the design review for Hillside developments. However, due to the slopes in the area, the pad site for construction on each lot will be a minimum of 4,880 square feet with the typical pad site having an area of approximately 7,620 square feet. The site contains several wash areas and on the previous version of the plan these wash areas were within the common lots. To increase the minimum gross lot area these wash areas are now a part of the proposed residential lots. An easement will be established over these wash areas to establish common areas for the subdivision.

Landscaping

The approved plans indicate that vegetation along with 4 existing arroyos which run through the site will not be altered by this project. Common lots for landscape areas are depicted at each of the 3 entrances to the development. Landscape areas are also depicted adjacent to Owens Avenue, Los Feliz Street, and Bonanza Road. The applicant indicates that these landscape areas and walls within the project will be in conformance to Code requirements. Additional trees are depicted adjacent to the private streets throughout the project.

Elevations

The approved plans depict 3 single family residential home models. All of the homes are 2 stories with a maximum height of 26 feet. The plans depict 3 elevation options for each of the home models. All of the models will have pitched roofs with concrete tile roofing material. Options for the architectural enhancements will include stucco finish, stone veneer, pop-outs, shutters, and window fenestrations.

Floor Plans

The approved plans indicate the home models will range in size from 2,510 square feet to 2,968 square feet. Each of the models will have a minimum 2 car garage and options for 3 to 5 bedrooms.

Previous Conditions of Approval

Listed below are the approved conditions for ADET-20-900029 (WS-0640-15):

Current Planning

- Until March 07, 2021 to commence.
- Applicant is advised that 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.

Listed below are the approved conditions for WS-0640-15:

Current Planning

- Design review as a public hearing for significant changes to the plan;
- Design review as a public hearing to review final designs of the proposed homes;
- Prior to the issuance of a grading permit, applicant shall obtain a hillside restoration bond or other security acceptable to Clark County;
- Low level lighting to be provided within the residential subdivision;
- Applicant to construct a tubular steel fence approximately 200 feet along the south property line (Bonanza Road alignment) east of Los Feliz Street;
- Applicant to re-vegetate all temporarily disturbed areas, some areas may need smoothing, some may need varnish, and some may need plantings (or a combination thereof) depending on the underlying site condition;
- All lots must be recorded within 4 years (prior to the expiration of the tentative map);

- If the Clark County Building Department, in conjunction with the project geotechnical engineer of record, determines that all conventional means have been exhausted to successfully excavate a certain area of the property, then the applicant may blast the area of property subject to obtaining a blasting permit and subject to approval of the Building Department, Notice of blasting to neighbors as well as payment of remediation/repair of damage to neighbors is the responsibility of the developer.
- 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 this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- All technical studies must be submitted within 6 months;
- Traffic study and compliance;
- Drainage study and compliance to be reviewed as a public hearing prior to approval;
- Full off-site improvements except for streetlights within the residential subdivision;
- Right-of-way dedication to include a corner spandrel at the Owens Avenue and Los Feliz Street intersection;
- Dedicate 30 feet along Bonanza Road as road access easement up to the east property line of APN 140-35-501-003;
- Fire Department approval of the over-length cul-de-sac;
- Applicant will provide ponds or local detention areas at the internal crossings of existing washes to restrict downstream discharge if feasible with overall design and dependent on the drainage study;
- Applicant to provide sediment traps to be implemented at internal culvert crossings to mitigate existing sediment that is discharged downstream, if feasible with overall design and dependent on the drainage study;
- If required by Regional Transportation Commission, dedicate and construct right-of-way for bus turnouts including passenger loading/shelter areas in accordance with Regional Transportation Commission standards.

Building Department - Fire Prevention

- Applicant is advised that the proposal has been reviewed and it does not conflict with Fire Code requirements.

Applicant's Justification

The applicant indicates that since the last extension of time approval, development activities have focused on construction design engineering necessary to form detailed improvement plans with further geotechnical analysis and drainage parameters. The development team continues to work with applicable departments on access to drainage easements and the work is active and ongoing. Lastly, the developer is expecting to be ready for final map recording in late spring 2022, and requests an additional 2 years to complete the necessary mapping.

Prior Land Use Requests

Application Number	Request	Action	Date
ADET-20-900029 (WS-0640-15)	First extension of time for a single family residential development	Approved by ZA	February 2020
WS-0640-15	Single family residential development within a Hillside & Foothills Transition Boundary Area	Approved by BCC	March 2018
TM-500174-15	180 lot single family residential development within a Hillside & Foothills Transition Boundary Area	Approved by BCC	March 2018
DR-1089-08	Final grading plan for a single family residential development within a Hillside & Foothills Transition Boundary Area - expired	Held no date by PC	January 2009
TM-0253-07	302 lot single family residential development within a Hillside & Foothills Transition Boundary Area - expired	Approved by BCC	November 2007
VS-1087-07	Vacated portions of Owens Avenue, Washington Avenue, and Bonanza Road - expired	Approved by BCC	November 2007
WS-1086-07	Single family residential development within a Hillside & Foothills Transition Boundary Area, with a waiver to exceed maximum site disturbance area - expired	Approved by BCC	November 2007
VS-1488-03	Vacated a portion of Washington Avenue - expired	Approved by BCC	December 2003
UC-1472-03	Single family residential Planned Unit Development on a portion of this site - expired	Approved by BCC	December 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Undeveloped & single family residential
East	Rural Neighborhood Preservation (up to 2 du/ac) & Open Land	R-E	Undeveloped
West	Rural Neighborhood Preservation (up to 2 du/ac) & Public Facilities	R-E & P-F	Undeveloped, single family residential, & O'Callaghan Middle School

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Title 30 standards of approval on an extension of time application state that such an application may be denied or have additional conditions imposed 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 or policies affecting the subject property. Using the criteria set forth in Title 30, no substantial changes have occurred at the subject site since the original approval.

Public Works - Development Review

There have been no significant changes in this area. Staff has no objection to this extension of time.

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

- Until March 7, 2022 to commence.
- Applicant is advised that 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; 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

- Coordinate with Public Works - Design Division for the Jim McGaughey Detention Basin, Collection and Outfall project;
- Dedicate any right-of-way and easements necessary for the Jim McGaughey Detention Basin, Collection and Outfall project;
- Compliance with previous conditions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Sunrise Manor - approval (2 years to complete).

APPROVALS:

PROTEST:

APPLICANT: YORK ENTERPRISES, INC.

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