

06/22/22 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

LAKE MEAD BLVD/MARION DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-22-0248-NV DD LIVING TRUST & MADRIGAL, MANNY & ROSA TRS:

DESIGN REVIEWS for the following: **1)** additional single family residential model; and **2)** finished grade for a previously approved single family residential development on 8.9 acres in an R-2 (Medium Density Residential) (APZ-2) Zone and an R-T (Manufactured Home Residential) (APZ-2) Zone.

Generally located on the south side of Lake Mead Boulevard, the north side of Kell Lane, and 470 feet west of Marion Drive within Sunrise Manor. TS/lm/jo (For possible action)

RELATED INFORMATION:

APN:

140-20-301-005; 140-20-301-016; 140-20-301-020

DESIGN REVIEWS:

1. Additional single family residential model.
2. Increase finished grade to 57 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 58.3% increase).

LAND USE PLAN:

SUNRISE MANOR - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: 4615 Lake Mead Boulevard
- Site Acreage: 8.9
- Number of Lots: 49
- Density (du/ac): R-2 Zone (7.0)/R-T Zone (4.97)
- Minimum/Maximum Lot Size (square feet): 3,436/8,747 (previously approved)
- Project Type: Single family residential development
- Number of Stories: 2 (proposed)/1 (previously approved)
- Building Height (feet): 24 (proposed)/up to 20 (previously approved)
- Square Feet: 2,029 (proposed)/1,322 to 1,840 (previously approved)

Request

The purpose of the request is to review an additional single family residential model and increase the finished grade height for the previously approved single family residential subdivision. There are no changes to the previously approved site plan or subdivision layout.

Site Plan

The previously approved project is on a former manufactured home development (along the west side of the site) and all homes have been removed. The development consists of 49 single family residential lots and 5 common lots. The lot sizes range from 3,436 square feet to 8,747 square feet with an overall density of 5.5 dwelling units per gross acre. Access to the site is from both Lake Mead Boulevard and Kell Lane. A 43 foot wide private street provides access to the 49 lots and bisects the project from north to south.

Landscaping

There are no changes to the approved landscaping. A previously approved 10 foot wide landscape area is proposed behind an existing attached sidewalk along Lake Mead Boulevard. There is also an approved 6 foot wide landscape area behind an existing attached sidewalk along Kell Lane.

Elevations

The proposed plan depicts a 2 story model with an overall height of 24 feet. The previously approved plans depict 4, one story models. All the products have similar building materials consisting of stucco exteriors, decorative stone veneer accents, tile roofing, and 4 sided architecture around windows and doors.

Floor Plan

The proposed plan depicts a 2,029 square foot up to 5 bedroom single family residence. The previously approved models range in size from 1,322 square feet to 1,840 square feet with options that include multiple bedrooms, 2 car garages, and options for bonus rooms.

Applicant's Justification

The applicant indicates that the proposed finished grade height increase is for Lots 3 through 6, Lot 31, and Lots 44 through 49 due to the necessary flow depth and natural topography. The proposed 2 story model will be located on Lots 1 through 9 and Lots 43 through 49 in the R-2 zoned portion of the development and both requests should have minimal impact on the adjacent properties.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-22-0010	Single family residential subdivision with reduction to street landscaping and increased wall height	Approved by PC	March 2022
TM-22-500006	49 single family residential lots on 8.9 acres	Approved by PC	March 2022

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0168-17	25 single family residential lots - expired	Approved by PC	December 2017
DR-0888-17	Single family residential subdivision on 5.2 acres - expired	Approved by PC	October 2013
TM-0152-13	25 single family residential lots - expired	Approved by PC	October 2013
ZC-1083-00	Established the R-T zoning on the southern portion of the site	Approved by BCC	September 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	R-2, R-T, & C-2	Manufactured home site & commercial building
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
East	Business Employment	R-2, R-T, & R-3	Single family residential & multiple family residential
West	Business Employment	R-T & R-2	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis**Current Planning**Design Review #1

Staff finds that the proposed single family residential model is an appropriate addition to the subdivision. The additional product variety provides for greater flexibility for home buyers, and design elements are utilized on all sides of the residential buildings, including articulating building facades. Therefore, staff finds the design of the project site is compatible with the adjacent and surrounding land uses.

Public Works - Development ReviewDesign 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

- 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; 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

- 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.
- 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.

Fire Prevention Bureau

- No comment.

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 #0367-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTESTS:

APPLICANT: ISAAC SUMMERS

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