

05/18/21 PC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

FORD AVE/EL CAMINO RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0150-GREYSTONE NEVADA, LLC:

WAIVER OF DEVELOPMENT STANDARDS to increase driveway width in conjunction with a previously approved single family residential development on 2.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the south side of Ford Avenue and the west side of El Camino Road (alignment) within Enterprise. JJ/sd/ja (For possible action)

RELATED INFORMATION:

APN:

176-14-812-001 through 176-14-812-004

WAIVER OF DEVELOPMENT STANDARDS:

Increase driveway width to 60 feet where 28 feet is the maximum allowed per Uniform Standard Drawing 222 (a 114% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Acreage: 2
- Number of Lots/Units: 4
- Lot Size (square feet): 22,174 (gross)/20,967 (net)
- Number of Stories: 1 & 2
- Project Type: Single family residential

Site Plan & History

The subject property was approved as part of a tentative map application (TM-19-500214) and nonconforming zone change (NZC-0044-17) for a single family residential development, which included these 4 lots as part of a 22 lot subdivision. DR-19-0282 depicts the same 4 lot cul-de-sac west of El Camino Road that are the subject of this waiver of development standards to increase the driveway width from 28 feet to 60 feet. The overall site is located on the south side of Ford Avenue, where approximately 2 acres of the western portion of the development is

separated by El Camino Road and features a 4 lot cul-de-sac which is accessed from El Camino Road.

Landscaping

Per the submitted plan, a 6 foot wide landscape strip featuring trees and shrubs is located along the east side of El Camino Road due to the revised lot layout. Per NZC-0044-17, landscaping is located along Ford Avenue, Bronco Street, and the west side of El Camino Road.

Elevations

The elevation plans depict single family residential homes with stucco exterior walls and stone veneer finishes. A neutral tone color palette is enhanced with window shutters and concrete tiled roofs. The maximum overall height of the proposed homes is 28 feet.

Floor Plans

The floor plans depict 2 to 3 car garage options, courtyard, entryway, office, dining room, kitchen, great room, media room, living room, bedrooms, bathrooms, and covered patio.

Signage

Signage is not a part of this request.

Applicant’s Justification

The request is specific to the driveway widths for Lot 1 through Lot 4 as shown on the final map of Ford Avenue and El Camino Road. Per the Regional Transportation Commission of Southern Nevada (RTC) Uniform Standard Drawing 222, the maximum width for a driveway is 28 feet for 3 car garages. The architectural plans for the proposed homes feature 3 and 4 car garages as well as an attached RV garage and require driveways wider than 28 feet. This is requested to allow for maximum driveway widths of 60 feet for these homes. The increased driveway widths are necessary to provide adequate vehicular access and maneuverability from the private street, Lamont Hills Avenue, to the garages of these homes. It is important to note that these homes front a private street and no adverse impacts to public facilities are anticipated because of this waiver.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-19-0795	Single family residential development and increased finished grade	Approved by BCC	November 2019
WC-19-400135	Waiver of conditions for a nonconforming zone change for the following: provide landscaping per Figure 30.64-11 along the south, west, and east property lines; and off-site improvements for a proposed single family residential development	Approved by BCC	November 2019
TM-19-500214	22 single family residential units and 3 common lots	Approved by BCC	November 2019

Prior Land Use Requests

Application Number	Request	Action	Date
DR-19-0282	Redesigned the previously approved single family residential development (new lot count of 26 lots)	Approved by BCC	June 2019
WC-19-400050 (NZC-0044-17)	Waived conditions of a nonconforming zone change related to the lot count (new lot count of 26 lots) and final map (waiver of conditions for 1 story homes on El Camino Road was denied)	Approved by PC	June 2019
NZC-0044-17	Reclassified 7.5 acres from R-E to R-2 zoning with a design review for a proposed single family residential development	Approved by BCC	February 2018
ZC-1026-05	Reclassified the subject site and the surrounding area from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac) & Residential Suburban (up to 8 du/ac)	R-E & R-2	Single family residential
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential & undeveloped
East	Industrial	M-1	Undeveloped
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	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

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Public Works - Development Review

The subdivision is located in a Rural Neighborhood Preservation area where estate homes are built that are somewhat different than the standard housing types seen in the Las Vegas Valley. As such, it is not uncommon to have wide front yards and numerous garages to accommodate a variety of vehicles and storage needs. All of the driveways front on private streets so there will be no impact to any public infrastructure. Since the proposed driveways will

comply with all of the other provisions from Uniform Standard Drawing 222 and Title 30, staff does not object to the width of the driveways.

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

- 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.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GREYSTONE NEVADA, LLC

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