

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-25-0195-COUNTY OF CLARK (AVIATION):

DESIGN REVIEW for a single-family residential development on 4.26 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the east side of El Capitan Way and the north side of Rochelle Avenue within Spring Valley. MN/lm/kh (For possible action)

RELATED INFORMATION:

APN:

163-20-501-003

LAND USE PLAN:

SPRING VALLEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.26
- Project Type: Single-family residential development
- Number of Lots/Units: 32
- Density (du/ac): 7.51
- Minimum/Maximum Lot Size (square feet): 3,653/ 5,769
- Number of Stories: 2 & 3
- Building Height (feet): 24 up to 27
- Square Feet: 2,847 up to 4,004

Site Plans

The plans depicts a single-family residential development consisting of 32 lots and 2 common lots on 4.26 acres with a total density of 7.51 dwelling units per acre. Access to the development is provided from Rochelle Avenue to the south. The internal street is 42 feet wide private street with curb and gutter and a 4 foot wide sidewalk on one side of the street that terminates as cul-de-sac at the north end of the site. The minimum and maximum net lot sizes are 3,653 square feet and 5,769 square feet.

Landscaping

A street landscape area consisting of 5 foot detached sidewalk with a 5 foot wide landscaping strip on each side is proposed along El Capitan Way, Nevso Drive, and Rochelle Avenue. The street landscaping consists of large trees, shrubs, and ground cover, to Code standards.

Elevations

There are 7 home plans which depict 2 and 3 story residences which have an overall height between 24 to 27 feet. The 2 story models are 24 to 28 feet in height and the 3 story models are 25 to 35 feet in height. Each home has 2 elevation types. The elevations on all 4 sides have a combination of stucco, concrete tile roofs, stone veneer, soffit elements, facia returns, overhangs, off-set roof lines, a variety of garage door patterns, window casings, and other architectural features.

Floor Plans

The plans depict 4 to 6 bedrooms, 2 to 3 bathrooms, and a variety of living spaces. Each home will have a minimum 2 car garage.

Applicant's Justification

The applicant indicates that the parcel is located diagonally from the other 2 parcels proposed with WS-5-0139. Additionally, the applicant indicates the target buyer being established families and next gen upgraded home buyers.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-use	CG	Place of worship & retail
South, East & West	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

Related Applications

Application Number	Request
ZC-25-0193	A zone change to reclassify APN 163-20-501-003 from RS20 to RS3.3 is a companion item on this agenda.
VS-25-0194	A vacation and abandonment for easements and rights-of-way on APN 163-20-501-003 is a companion item on this agenda.
TM-25-500030	A tentative map on APN 163-20-501-003 for 32 single-family residential lots is a companion item on this agenda.
ZC-25-0138	A zone change to reclassify APN 163-20-201-009 and 163-20-604-002 from RS20 to RS3.3 is a related item on this agenda.
WS-25-0139	A waiver of development standards and design review for a single-family residential development on APN 163-20-201-009 and 163-20-604-002 is related item on this agenda.
VS-25-0137	A vacation and abandonment for easements and rights-of-way on APN 163-20-201-009 and 163-20-604-002 is a related item on this agenda.
TM-25-500029	A tentative map for 25 single-family residential lots on APN 163-20-201-009 is a related item on this agenda.
TM-25-500031	A tentative map for 25 single-family residential lots on APN 163-20-604-002 is a related 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

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.

Staff finds the architectural features provided with the homes and the proposed landscaping meet the minimum Code requirements. Therefore, staff can support the request.

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:

Comprehensive Planning

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- 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 and application for review; 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;
- The installation of detached sidewalks will require the vacation of excess right-of-way together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: KENDRA SAFFLE

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