

09/06/22 PC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

TWAIN AVE/MCLEOD DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0421-BRINKER 1980 TRUST & BRINKER CHARLES & PHYLLIS CO-TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** permit lots to front a collector street; and **2)** permit attached sidewalks.

DESIGN REVIEW for a single family residential development on 1.3 acres in an R-1 (Single Family Residential) (RNP-III) Zone.

Generally located on the south side of Twain Avenue and the west side of McLeod Drive within Paradise. TS/md/jo (For possible action)

RELATED INFORMATION:

APN:

162-13-303-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Permit lots to front a collector street (McLeod Drive) where not permitted per Section 30.56.080.
2. Allow attached sidewalks along collector streets (Twain Avenue and McLeod Drive) where detached sidewalks and landscaping are required per Section 30.64.030 and Figure 30.64-17.

LAND USE PLAN:

WINCHESTER/PARADISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 2981 E. Twain Ave.
- Site Acreage: 1.3
- Number of Lots: 5
- Density (du/ac): 3.9
- Minimum/Maximum Lot Size (square feet): 7,682/14,021 (gross and net)
- Project Type: Single family residential development
- Number of Stories: 1
- Building Height (feet): 14.5 to 17

- Square Feet: 2,065 to 3,028

Site Plans

The plans depict a single family residential development consisting of 5 lots on 1.3 acres with a density of 3.9 dwelling units per acre. The minimum and maximum lot sizes are 7,682 and 14,021 square feet, respectively. The 5 single family residential lots will front, and take direct access from, McLeod Drive. Per Code requirements, single family residential lots are not permitted to front a collector street; therefore, a waiver of development standards is requested with this application. A second waiver of development standards is requested to permit attached sidewalks along collector streets (Twain Avenue and McLeod Drive) where detached sidewalks are required.

Landscaping

The plans depict a common lot landscape area, consisting of 1,053 square feet, located between Twain Avenue and the north property line of Lot 5. The street landscape area measures 10 feet in width and includes 24 inch box trees planted 20 feet on center, in addition to shrubs and groundcover.

Elevations

The plans depict a total of 7 proposed single story model residences, including 6 elevation choices, for each home. The proposed models range between 14.5 feet to 17 feet in height and feature pitched concrete tile roofs. The models consist of stucco siding, stone veneer, and varying roof lines.

Floor Plans

The plans depict single story model homes with multiple floor plans ranging between 2,065 to 3,028 square feet. The models feature multiple bedrooms, bathrooms, dining room, kitchen, and a family room. All models feature 2 to 3 car garages.

Applicant’s Justification

The applicant states that they are complying with Code by ensuring all residential lots are a minimum of 7,000 square feet. There are two existing homes that currently front onto McLeod Drive which are located south of Lot 1. Additionally, per WS-21-0248 (approved July 19, 2021), 2 additional homes on the west side have been approved to front onto McLeod Drive. There are also several homes on the east side of McLeod Drive that front onto the 80 foot wide right-of-way. Therefore, allowing the five proposed lots to front onto McLeod Drive will be consistent with other existing homes in the immediate area. The request to allow an attached sidewalk on Twain Avenue and McLeod Drive is consistent with sidewalk placement in the surrounding area.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0658-00	Established the RNP-III overlay district	Approved by BCC	July 2000

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & East	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	R-1 (RNP-III)	Single family residential
West	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	R-1 (RNP-III)	Undeveloped

Related Applications

Application Number	Request
TM-22-500146	A tentative map for a 5 lot single family residential development is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waivers of Development Standards

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.

Waivers of Development Standards #1 and #2

Staff finds the requested waivers of development standards are appropriate for the proposed in-fill development. The single family residential developments to the north and east of the subject property feature attached sidewalks along Twain Avenue and McLeod Drive, respectively. The 2 single family residences immediately to the south, and 4 homes to the east, of the project site have direct access to McLeod Drive. Furthermore, an in-fill development for single family residential development, WS-21-0248, was previously approved by the Board of County Commissioners for single family residences in July 2021. WS-21-0248 included waivers of development standards to permit residential lots to front McLeod Drive in addition to permitting attached sidewalks along Twain Avenue and McLeod Drive; therefore, staff can support this request.

Design Review

Policy 1.4.4 of the Master Plan encourages in-fill development and redevelopment in established neighborhoods, while promoting compatibility with the scale and intensity of the surrounding area. Staff finds the proposed in-fill development is appropriate for the subject property as the development meets the minimum lot size of 7,000 square feet as dictated by the RNP-III overlay district. The area (square feet) and the exterior material of the model residences are compatible

with the existing single family residences within the surrounding area; therefore, staff can support the design review.

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

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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 4 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 10 additional feet on McLeod Drive, 40 feet for Twain Avenue, and associated spandrel.

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 #0272-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: SIGNATURE HOMES

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