

12/17/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0626-FOREST HILL FAMILY TRUST & SADRI FRED TRS:

WAIVER OF DEVELOPMENT STANDARDS to increase retaining wall height.

DESIGN REVIEW for a proposed single-family residential subdivision on 8.27 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the south side of Cactus Avenue and the east and west sides of Amigo Street within Enterprise. MN/hw/kh (For possible action)

RELATED INFORMATION:

APN:

177-34-101-001 through 177-34-101-003

WAIVER OF DEVELOPMENT STANDARDS:

Increase the height of a retaining wall to 4 feet where 3 feet is the maximum height permitted per Section 30.04.03C (a 33% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 8.27
- Project Type: Single-family detached residential subdivision
- Number of Lots: 60
- Density (du/ac): 7.25
- Minimum/Maximum Lot Size (square feet): 3,465/5,655
- Number of Stories: 2
- Building Height (feet): 26.4
- Square Feet: 2,058 (minimum)/2,586 (maximum)

Site Plan

The site plan depicts a 60 lot single-family detached residential subdivision located south of Cactus Avenue approximately 615 feet east of Bermuda Road. The plans show the overall site is 8.27 acres with a density of 7.25 dwelling units per acre. The site is bisected by Amigo Street creating a nearly symmetrical east and west half with the west half containing 31 lots and the east half containing 29 lots. The lots range in size from 3,465 square feet up to 5,655 square feet with lots generally measuring 35 to 40 feet wide and 99 to 123 feet long. Each side of the

subdivision will have access through two, 48 foot wide public streets that include 5 foot wide attached sidewalks on each side of the street. Both streets will take access from Amigo Street with the streets along the same alignment. In addition, both public streets will terminate in a 39 foot wide cul-de-sac. A 24 foot wide emergency access and utility easement is located in the northeast and northwest corner of the subdivisions and connects the cul-de-sac with Cactus Avenue to the north.

Finally, the cross section shows 4 foot high retaining walls are proposed along the northern portion of the site along Cactus Avenue and along the southern property where the retaining wall is part of a tiering design that incorporates an existing retaining wall from the existing development to the south. All other retaining walls are shown with a maximum height of 3 feet.

Landscaping

The landscape plan depicts street landscaping being provided along Cactus Avenue and Amigo Street. Along both Cactus Avenue and Amigo Street, a 15 foot wide landscape area has been provided within proposed common elements. The 15 foot wide landscape area consists of a 5 foot wide landscape strip along the street, followed by a 5 foot wide detached sidewalk, and then followed by another 5 foot wide landscape area. The plans show the landscape area will contain large trees, as defined by Title 30, staggered on each side of the sidewalk with a tree every 30 feet on center. Overall, a total of 54 trees are provided along the streets, 41 trees along Cactus Avenue and 13 trees along Amigo Street, where 54 trees are required.

Elevations & Floor Plans

The elevations and floor plans show 3 different floor plan models with 3 different possible exterior designs for the homes. Each exterior corresponds with either a Spanish colonial, Tuscan, or Craftsman style. All models are 2 stories tall, range in height from 25.9 feet to 26.4 feet, and consist of painted stucco, gabled and split pitch roofs with concrete tile shingles, window accents and recessing, variations in roofline, and building pop-outs and extensions. A covered entry porch, stone veneer, various shutter styles, and significant fenestration are shown.

The models shown range in size from 2,058 square feet up to 2,586 square feet including garage, porch, and optional spaces, spread across 2 stories. Each model has 3 to 5 bedrooms with options that include walk-in closets, ensuite bathrooms, large living and dining spaces, game rooms, additional bedrooms, and gourmet kitchens. All homes have garage space for 2 cars with space for 2 cars in the driveway.

Applicant's Justification

The applicant states the proposed project is to develop the subject site for a single-family residential subdivision. The applicant also indicates the proposed retaining walls are necessary for the proper drainage of the site with the southern retaining wall being tiered and screened from the street. Along the north, the applicant indicates the retaining wall will be located behind the street landscaping.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-21-0187	Vacation and abandonment of patent easements and portions of Amigo Street and Cactus Avenue - expired	Approved by BCC	June 2021
ZC-21-0186	Reclassified APN 177-34-101-002 from an R-E zone to a C-1 zone for a retail complex with a convenience store and gasoline station (middle parcel) - UC/WS/DR - expired	Approved by BCC	June 2021
ZC-0552-12	Reclassified APN 177-34-101-002 from the R-E zone to the C-1 zone for a future commercial development (middle parcel)	Withdrawn w/o Prejudice	January 2013
TM-0021-08	1 lot commercial subdivision for APN 177-34-101-003 - expired	Approved by PC	March 2008
DR-1187-06	Shopping center on APN 177-34-101-003 (east parcel) - expired	Approved by PC	October 2006
TM-0696-05	1 lot commercial subdivision for APN 177-34-101-003 (east parcel) - expired	Approved by PC	January 2006
NZC-1389-03	Reclassified APN 177-34-101-003 from a C-P zone to a C-1 zone for a shopping center (east parcel)	Approved by BCC	January 2004
ZC-1230-01	Reclassified APN 177-34-101-003 from an R-E zone to a C-1 zone (reduced to C-P) (east parcel) - expired	Approved by BCC	December 2001
ZC-0101-01	Reclassified APN 177-34-101-001 from an R-E zone to a C-1 zone for a shopping center (west parcel)	Approved by BCC	April 2001
VS-1852-98	Vacated and abandoned patent easements and portions of Amigo Street, Chaparral Road, Conn Avenue, Erie Avenue, Irwin Avenue, Jack Leavitt Street, Polluck Street, and Radcliff Drive - recorded	Approved by BCC	January 1999
ZC-2261-97	Reclassified APN 177-34-101-003 from an R-E Zone to C-P for an office building (east parcel) - expired	Approved by BCC	March 1998

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Compact Neighborhood (up to 18 du/ac)	RS3.3 & RM18	Single-family residential; single-family detached planned unit development
South & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3 & RM18	Single-family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Corridor Mixed-Use	CG	Undeveloped

Related Applications

Application Number	Request
PA-24-700033	Plan amendment to redesignate the existing land use category from Neighborhood Commercial (NC) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.
ZC-24-0625	A zone change to reclassify the site from CG to RS3.3 is a companion item on this agenda.
VS-24-0624	Vacation and abandonment patent easements and portions of right-of-way is a companion item on this agenda.
TM-24-500139	A tentative map for a 60 lot single-family residential subdivision is a companion 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

Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

The purpose of reviewing waivers for increased retaining wall height is to determine if they are necessary and if any mitigating factors have been provided to reduce their massing and visual impact. On the subject site, the two locations where retaining walls reach 4 feet tall are along the northern and southern property lines. Along the southern property line, a tiering system has been installed in order to reduce the over retaining wall that would be needed due to the elevation difference between the subject site and the development to the south. In the north, along Cactus Avenue, no tiering has been provided but the applicant notes the retaining would generally be screened from Cactus Avenue by the proposed street landscaping. Staff finds the proposed height increase of the retaining walls is relatively minor and should not greatly affect the visual continuity of the streetscape along Cactus Avenue since the wall is set back to accommodate the required detached sidewalks and landscaping. Along the southern property line, staff appreciates the use of tiering to prevent a larger retaining wall and can concur with the applicant's assertion that the retaining walls in this portion of the site will generally not be visible from the street since

these walls are in the rear yards of the proposed lots. For these reasons, staff can support this request.

Design Review

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.

The proposed single-family subdivision is proposing a variety of different housing options that should help prevent monotony by providing relatively different architectural styles and house sizes that should keep the streetscape interesting. The different house plans also have different ways of accessing the house with some front loaded and others side loaded. The proposed homes are similar in scale and size to the surrounding area and use materials and colors typical of the southwestern United States. The site is well parked with 4 spaces provided for each lot. The landscaping along the street is sufficient to shade the provided detached sidewalk reducing heat islands effects. Additionally, the landscaping should also help to integrate the proposed streetscape with the streetscapes to the south. Finally, the proposed single-family subdivision will support Master Plan Policies 1.3.1 and 1.4.4, and Enterprise Specific Policy EN-1.1, which all support the development of compatible and continuous residential developments within in-fill areas of existing neighborhoods. Provided the additional landscaping to better mitigate the retaining walls is provided, staff can support this design review.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Henderson Executive Airport, and is subject to potentially significant aircraft noise and continuing over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Airport to meet future air traffic demand.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on January 22, 2025 at 9:00 a.m., unless otherwise announced.

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;
- 30 days to coordinate with Public Works - Design Division and submit separate document if required, for dedication of any necessary right-of-way and easements for the Traffic Signal Improvements at Various Locations 209 improvement project. 90 days to record said separate document for the Traffic Signal Improvements at Various Locations 209 improvement project;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas in accordance with RTC standards along Cactus;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office at landuse@lasairport.com is strongly encouraged; and that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998, and funds will not be available in the future should the residents wish to have their homes purchased or soundproofed./kc

Fire Prevention Bureau

- Applicant is advised that dead-end streets/cul-de-sacs in excess of 600 feet must have an approved Fire Department turn-around provided. Per UDACS DWG #212, the diameter of the cul-de-sac is required to be 116 feet.
- Applicant to show fire hydrant locations on-site and within 750 feet.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TAYLOR MORRISON

CONTACT: MARISSA FEHRMAN, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135