

02/07/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0827-A & A III, LLC ET. AL.:

ZONE CHANGE to reclassify 6.3 acres from an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone.

DESIGN REVIEWS for the following: **1)** single family residential development; and **2)** finished grade.

Generally located on the north side of Pyle Avenue, 336 feet west of Valley View Boulevard within Enterprise (description on file). JJ/md/syp (For possible action)

RELATED INFORMATION:

APN:

177-30-604-023; 177-30-604-024; 177-30-604-028

DESIGN REVIEWS:

1. Single family residential development.
2. Increase finished grade to 72 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 100% increase).

LAND USE PLAN:

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 6.3
- Number of Lots: 31
- Density: 5.0
- Minimum/Maximum Lot Size (square feet): 5,301/6,901 (gross & net)
- Project Type: Single family residential development
- Number of Stories: 1 to 2
- Building Height (feet): 16 to 29
- Square Feet: 2,161 to 3,276

Site Plans

This request is for a conforming zone boundary amendment to an R-1 zoning district. The plans depict a single family residential development consisting of 31 lots on 6.3 acres with a density of 5.0 dwelling units per gross acre. The minimum and maximum lot sizes are 5,301 square feet and

6,901 square feet, respectively. The sole means of access to the site is granted via a 43 foot wide north/south private street, Street A, that connects to an east/west public street being Pyle Avenue. Street A connects to an internal east/west private, Avenue A, terminating in cul-de-sac bulbs at the east (Lots 6 and 7) and west (Lots 22 and 23) portions of the subdivision. A 5 foot wide detached sidewalk is located along Pyle Avenue, while a 4 foot wide attached sidewalk is located on the east side of Street A, to the west of Lot 1. A 4 foot wide attached sidewalk is also provided on the south side of Avenue A. The increase in finished grade to 6 feet occurs at the southwest corner of the site, in proximity to Lot 25.

Landscaping

The plans depict a street landscape area, including a 5 foot wide detached sidewalk, measuring 15 feet in width along Pyle Avenue. Landscape areas measuring 5 feet and 8 feet in width are located on the west and east sides of Street A, respectively. The street landscape area consists of trees, shrubs, and groundcover. Common Element Lot C, measuring 2,481 square feet and consisting of shrubs and groundcover, is located at the southeast corner of the development adjacent to Lot 6.

Elevations

The plans depict 1 to 2 story model homes measuring between 16 feet to 29 feet in height. The proposed models consist of a pitched, concrete tile roof featuring stucco siding, decorative stucco for trim, and accents. Some of the models also include decorative stone veneer.

Floor Plans

The plans depict 1 to 2 story homes with multiple floor plans ranging from 2,161 square feet to 3,276 square feet. The models feature multiple bedrooms, bathrooms, kitchen, great room, and a dining room. All models feature 2 to 3 car garages.

Applicant's Justification

This zone change to R-1 will provide a transition between the higher density R-2 zoning project on the south side of Pyle Avenue and the R-E zoning to the north. The proposed product type will provide 1 and multiple 2 story options which would be consistent with both the higher and lower density homes surrounding the project. Due to an existing wash that runs through a portion of the site, the site will be elevated to work with civil engineering constraints; the site will not be artificially elevated to enhance views. The increased grade difference is location within a portion of Lot 25 in the east/west direction.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E	Outside storage with accessory structure & single family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-2 & R-E (RNP-I)	Single family residential & undeveloped
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E	Single family residential

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
TM-23-500176	A tentative map for a 31 lot single family residential development is a companion item on this agenda.
VS-23-0828	A request to vacate patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Zone Change

The intent of the R-1 zoning district is to provide for the development of single family residential uses and to prohibit the development of incompatible uses that are detrimental to the residential environment. The proposed R-1 zoning is compatible with the density and intensity of the R-2 single family residential developments within the surrounding area. Immediately to the south of the project site, across Pyle Avenue, is an existing R-2 zoned single family residential development with a density of 7.2 units per acre. Staff finds the proposed zoning complies with Goal 1.1 of the Master Plan which encourages opportunities for diverse housing options to meet the needs of residents of all ages, income levels and abilities. Furthermore, the proposal complies with Policy 1.3.2 that encourages a mix of housing options, both product types and unit sizes, within larger neighborhoods. Therefore, staff recommends approval. For these reasons, staff finds the request for the R-1 zone appropriate for this location.

Design Reviews

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.

Design Review #1

Architectural enhancements are provided on all sides of the proposed residences. Staff finds that the design of the residences comply with the Master Plan which promotes projects that provide varied neighborhood design and/or innovative architecture that includes varied setbacks from residences to front property lines, reduced visual dominance of garages, varied rooflines, and/or

architectural enhancements on all sides. Staff finds the design of the proposed development is effective for both pedestrian and vehicular safety and is compatible with the surrounding residential development within the area. Therefore, staff recommends approval of this request.

Public Works - Development Review

Design 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.

Department of Aviation

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

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

- No resolution of intent and staff to prepare an ordinance to adopt the zoning;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.
- Applicant is advised that within 4 years from the approval date the design reviews must commence or the application will expire unless extended with approval of an extension of time; the County has adopted a rewrite to Title 30 effective January 1, 2024, 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; 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;
- 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;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Pyle Avenue;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger.
- 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; and that 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 or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

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; 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 that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

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 #0469-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval of the zone change and design review #2; denial of design review #1 (10,00 square foot or greater lots adjacent to APNs 177-30-604-014, 177-30-604-015, 177-30-604-016, and 177-30-604-022).

APPROVALS:

PROTESTS:

APPLICANT: RICHMOND AMERICAN HOMES

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVENUE, SUITE 100, LAS VEGAS, NV 89118