

03/04/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0029-QMV III HACIENDA HOLDINGS LP:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce street landscaping; **2)** increase wall height; and **3)** modify uniform standard drawings.

DESIGN REVIEW for a single-family residential attached development on 10.40 acres in an RM18 (Residential Multi-Family 18) Zone.

Generally located on the south side of Hacienda Avenue and the west side of Jerry Tarkanian Way within Spring Valley. JJ/rg/kh (For possible action)

RELATED INFORMATION:

APN:

163-29-301-013; 163-29-301-014; 163-29-315-019

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce the street landscaping along Jerry Tarkanian Way to one, 5 foot wide landscape strip where two, 5 foot wide landscape strips are required along a detached sidewalk per Section 30.04.10D (a 7% reduction).
 - b. Reduce the street landscape along Diablo Drive to one, 5 foot landscape strip where two, 5 foot wide landscape strips are required along a detached sidewalk per Section 30.04.01D (a 7% reduction).
2.
 - a. Allow a 7 foot high retaining wall along Jerry Tarkanian Way where 3 feet is the maximum allowed above the finished grade of the street or sidewalk per Section 30.04.03C (a 133% increase).
 - b. Allow a 4 foot high retaining wall along Hacienda Avenue where 3 feet is the maximum allowed above the finished grade of the street or sidewalk per Section 30.04.03C (a 33% increase).
3.
 - a. Reduce the separation from the back of curb radius to a driveway to 4 feet where a minimum of 12 feet is required per Uniform Standard Drawing 222 (a 67% reduction).
 - b. Reduce the separation between driveway and property line on adjacent lots to 1 foot where a minimum of 6 feet is required per Uniform Standard Drawing 222 (a 83% reduction).

LAND USE PLAN:

SPRING VALLEY - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 10.40
- Project Type: Single-family residential attached development
- Number of Lots: 104
- Density (du/ac): 10.18
- Minimum/Maximum Lot Size (square feet): 2,180/2,862
- Number of Stories: 2
- Building Height (feet): 27
- Square Feet: 1,363 (Valencia)/1,450 (Valerie)/1,600 (Vance)
- Open Space Required/Provided: 12,480/20,011

Site Plan

The plans depict a proposed single-family attached residential subdivision that consists of 104 lots with a density of 10.18 dwelling units per acre. Access to the site is provided via 1 proposed driveway on the northwest corner of the subdivision adjacent to Hacienda Avenue. The second point of access is via a proposed driveway on the southwest corner of the site adjacent to Diablo Drive. The tentative map depicts that all 104 lots face internally within the subdivision toward private streets. The submitted plan also depicts detached sidewalks with street landscaping along the north property line (along Hacienda Avenue), along the east property line (along Jerry Tarkanian Way), and lastly, along the south property line (along Diablo Drive).

Landscaping

The plans depict a reduced street landscape area along Jerry Tarkanian Way and Diablo Drive consisting of a 5 foot wide landscape strip behind the back of curb, a 5 foot wide detached sidewalk, and a 4 foot wide landscape strip behind the detached sidewalk between 2 tiered retaining walls where two, 5 foot wide landscape strips are required alongside a detached sidewalk. A 4 foot high retaining wall is located behind the sidewalk along Jerry Tarkanian Road. A 4 foot wide landscape strip is provided within the area established with the retaining wall, and then another 7 foot tall retaining wall is shown on the residential property line. Diablo Road has a similar tiered wall, except the retaining wall on the residential property line is 3 feet high. A 4 foot high retaining wall is located on the residential property line, behind the detached sidewalk and landscaping along Hacienda Avenue.

The applicant is requesting medium trees and shrubs to be planted every 20 linear feet of street frontage along Jerry Tarkanian Way, Hacienda Avenue, and Diablo Drive. A waiver of development standards is a part of this application to reduce the street landscaping strip along Jerry Tarkanian Way and Diablo Drive. Along Hacienda Avenue the applicant is providing two, 5 foot wide landscape strips on each side of a detached sidewalk.

Furthermore, there is a 20 foot wide drainage easement maintained by the Clark County Water Reclamation District along the west side of the development. The easement needs to be drivable in order to access and maintain the existing infrastructure in the easement. Therefore, no landscaping will be installed within this easement. The applicant provided written correspondence

from the Clark County Water Reclamation District stating that landscaping cannot be installed within this area.

Elevations

The plans depict three, 2 story attached dwellings, with 4 elevation types. All 4 sides have a combination of lap siding elements, parapet wall, window trim, coach lighting, pitched roof, concrete tile, stone veneer, overhangs, garage door pattern, and patio cover. All garages are front loaded access and face private streets.

Floor Plans

The plans depict single family attached dwellings with 3 bedrooms, and 2 to 2.5 bathrooms. Each home will have a 1 car garage. The floor area of the proposed dwellings ranges from 1,363 square feet to 1,600 square feet.

Applicant's Justification

The applicant states the increase in the wall height along the rear yard walls for the lots backing up to Jerry Tarkanian Way and Diablo Drive. In addition, there is an existing sewer line located along the west side of the development. Due to the 6 foot elevation change from west to east, the proposed residential lots along the east side of development is required to flow from east to west. The grade elevation along the east portion of the site will need to be increased up to 10 feet above Jerry Tarkanian Way; therefore, requiring a 7 foot high retaining wall. Also, a 3 foot high retaining wall is being proposed behind the detached sidewalks along Jerry Tarkanian Way and Diablo Road, which are located within the street landscape strip area reduces the 15 foot wide street landscape strip requirement. Waivers of reduced driveway separations and curb return are necessary due to the proposed single-family attached residential development the location of the driveways would meet the requirements of the uniform standard drawings.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-22-0090	Reclassified 10.3 acres from R-E and R-2 to R-5 zoning, waivers for increase building height, reduce landscaping, and alternative driveway geometrics and design review for multiple family residential development and finished grade in CMA design overlay district-expired	Approved by BCC	June 2022
ET-20-400154 (NZC-0052-17)	Extension of time to reclassify 9.6 acres from R-E to C-2 zoning for a proposed office and retail complex - expired	Approved by BCC	February 2021
ZC-20-0301	Reclassified the western portion to C-P zoning and a design review for an office complex on the entire site	Withdrawn	August 2020
VS-20-0302	Vacation and abandonment of easements	Withdrawn	August 2020

Prior Land Use Requests

Application Number	Request	Action	Date
TM-20-500100	1 lot commercial tentative map	Withdrawn	August 2020
ET-20-400043 (NZC-0052-17)	Extension of time to reclassify 9.6 acres from R-E to C-2 zoning for a proposed office and retail complex - expired	Withdrawn	August 2020
NZC-0052-17	Reclassified 9.6 acres from R-E to C-2 zoning for a proposed office and retail complex - expired	Approved by BCC	April 2017
VS-0238-16	Vacated and abandoned a drainage easement	Approved by PC	June 2016
VS-0426-15	Vacated and abandoned Lone Mesa Drive	Approved by BCC	August 2015
VS-0390-15	Vacated and abandoned a portion of Jerry Tarkanian Way	Approved by PC	August 2015
NZC-0624-13	Reclassified 50 acres, including the western portion of this site, to R-2 zoning for a single-family residential development	Approved by BCC	December 2013

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Corridor Mixed-Use	RM32	Multi-family residential
South	Business Employment	CG	Office building
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Business Employment	RS20 & CG	Bruce Woodbury Beltway & office complex
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential

Related Applications

Application Number	Request
PA-25-700002	A plan amendment from Mid-Intensity Suburban Neighborhood (MN) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-25-0025	A zone change from RS20 and RS3.3 to RM18 is a companion item on this agenda.
TM-25-500002	A tentative map for 104 single-family residential lots is a companion item on this agenda.
VS-25-0026	A vacation and abandonment for easements and portions of rights-of-way 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

Waivers 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.

Waivers of Development Standards #1a & #1b

Street landscaping is necessary to reduce the urban heat island effect and to buffer uses from streets. Although reducing the width of the required street landscaping by 1 foot is a self-imposed hardship that can be rectified by redesigning this area the reduction of one landscape strip to 4 feet is negligible. However, since the reduced landscape strip is provided in the tiered retaining wall off-set, staff does not support the request which could have been avoided by providing a landscaped berm similar to other properties in the area. Therefore, staff cannot support this request.

Waivers of Development Standards #2a & #2b

In accordance with Title 30, tiered retaining walls may be used with a landscape 3 foot horizontal off-set provided between each 3 feet of vertical height to increase retaining wall height without necessitating a waiver. The applicant is proposing two, 3 foot high tiered retaining walls along Diablo Drive, a 4 foot high retaining wall along Hacienda Avenue, and a two tier retaining wall system along Jerry Tarkanian Way consisting of 3 foot and 6 and 7 foot high retaining walls. All retaining walls will be topped with 6 foot high block wall. Along Jerry Tarkanian Way, the applicant could have introduced a third retaining wall design to reduce the overall height of the wall along this street. The applicant could have also incorporated a landscape beam to eliminate or reduce the height of the retaining walls. The proposed retaining wall height does not meet the intent of Master Plan Policy SV-1.1 (Neighborhood Integrity) that encourage preserving the integrity of uniform contiguous and uniform neighborhood development. Therefore, staff also cannot 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 layout and internal street of the proposed subdivision is functional. A minimum of architectural features is included on each façade of the single-family residences that include varying rooflines, and varying building materials. The applicant has proposed an alternative

landscape plan due to the tiered wall system along Jerry Tarkanian Way and Diablo Drive and avoid conflicts with the existing drainage easement along the western property line. However, since staff is not supporting the waivers of development standards, staff also recommends denial of this request.

Public Works - Development Review

Waiver of Development Standards #3a

Staff has no objection to reducing the distance from the back of curb radius (BCR) to the driveways. The reduction is for lots internal to the development that will see a lower volume of traffic, helping to mitigate potential impacts from the reduction.

Waiver of Development Standards #3b

Staff has no objection to the reduction in the distance from the driveways to the property line. The applicant provided open space to act as a buffer between each of the unit blocks to minimize hazards for drivers traveling through the site and exiting their garages.

Staff Recommendation

Approval of waiver of development standards #3; denial of waivers of development standards #1, #2, and the design review. This item will be forwarded to the Board of County Commissioners' meeting for final action on April 2, 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

If approved:

- Expunge NZC-22-0090;
- 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; 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 Beltway - CC 215, Frontage Road, Decatur Boulevard to Sunset Road (Phase 2) improvement project;
- 90 days to record said separate document for the Beltway - CC 215, Frontage Road, Decatur Boulevard to Sunset Road (Phase 2) improvement project;
- 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.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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 #0422-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: MIKAL KINTNER

CONTACT: ANGELA PINLEY, 770 E. WARM SPRINGS ROAD, SUITE 240, LAS VEGAS, NV 89119