

08/18/21 BCC AGENDA SHEET

PLANNED UNIT DEVELOPMENT  
(TITLE 30)

GRAND CANYON DR/MAULE AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**DR-21-0353-MAULE GRAND CANYON, LLC:**

**DESIGN REVIEW** for revisions to an attached (townhouse) planned unit development on 5.3 acres in an RUD (Residential Urban Density) Zone.

Generally located on the east side of Grand Canyon Drive and the north side of Maule Avenue within Spring Valley. JJ/rk/jo (For possible action)

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RELATED INFORMATION:

**APN:**

176-06-601-007

**LAND USE PLAN:**

SPRING VALLEY - COMMERCIAL GENERAL

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 5.3
- Number of Lots: 68
- Density (du/ac): 12.9
- Minimum/Maximum Lot Size (square feet): 1,444/1,989
- Project Type: Attached (townhouse) planned unit development
- Number of Stories: 3
- Building Height (feet): 35
- Square Feet: 1,828
- Open Space Required/Provided: 17,070/17,641
- Parking Required/Provided: 177/179

History & Site Plans

The original plans depicted a 4 plex, townhome development which was approved via NZC-20-0518 in March of this year. The revised plans now show the development going from 4 plex units to 2 plex units. The following are additional modifications to the original plans: the entrance to the units moved to the sides of the 2 unit buildings as opposed to the front, adjacent to the garage; square footage of the 2 building types has been revised to 1,828 square feet of total living space; slight lot line changes occurred and are above the minimum lot size approved previously; parking for the pool amenity area was relocated from the west side to the north side

of the common lot (this resulted in an additional 2 parking spaces to the site); and finally, the street pattern will remain the same.

The overall site consists of 68 residential lots with a density of 12.9 dwelling units per acre. The redesigned development features a total of 34 buildings, each containing 2 units that are adjacent to 30 foot wide private streets. The street network consists of 1 main driveway with a loop street and 2 stub streets toward the southern portion of the site. The townhomes are designed with garages facing the private streets. The development will be served by a single point of ingress/egress to the north from Grand Canyon Drive. A network of common open spaces are located throughout the development which will include on-site pedestrian paths, recreational pool area, and a dog park. Parking will consist of garage parking for residents and designed surface off-street parking for visitors. Approximately 43 parking spaces are shown for the visitors and 136 parking spaces are provided for the residents.

### Landscaping

Street landscaping consists of a 15 foot wide area which includes a 5 foot wide detached sidewalk along Grand Canyon Drive and Maule Avenue. Along the north property line there is a 10 foot wide landscape buffer with intense landscaping per Figure 30.64-12. Internal to the site a network of common open space areas are located throughout the development which will include on-site pedestrian paths, a recreational pool area, and a dog park. The development requires 17,070 square feet of open space where 17,641 square feet of open space is provided.

### Elevations

The proposed building type for the project is attached buildings which includes up to 2 different model types each with 1 elevation. All buildings will have unified and consistent architecture. The building materials generally consist of stucco siding and pop-out elements that include vertical and horizontal articulation and additional facade relief on select portions of the horizontal planes. The elevations also depict substantial window and door enhancements consisting of elements such as composite wood trim, balconies, and stucco pop-outs at a scale consistent with single family residential buildings. The roofs are pitched and consist of concrete tile. The attached units are all shown at 3 stories and 35 feet high.

### Floor Plans

The plans depict 3 bedroom units with 2 different floor plans that are 1,828 square feet. The first floor of every unit will contain a 2 car garage.

### Applicant's Justification

The applicant indicates that the minor changes to plans will not negatively impact the surrounding area and will still meet the intent of the original approval.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
NZC-20-0518	Reclassified this site to RUD zoning for an attached (townhouse) planned unit development	Approved by BCC	March 2021

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
TM-20-500178	Subdivided the site into 68 single family residential lots on 5.3 acres	Approved by BCC	March 2021
VS-20-0519	Vacated and abandoned government patent easements and a public drainage easement	Approved by BCC	March 2021
ZC-0386-01	Reclassified this site to C-2 zoning for a retail center consisting of a convenience store, tavern, restaurant, and bank	Approved by BCC	May 2001

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
South	Major Development Project (Summerlin South) - Public Facilities & Single Family Residential (up to 10 du/ac)	P-F & R-2	Undeveloped & partially constructed single family residential
East	Commercial General	C-2	RV Storage, mini-warehouse complex, & retail building
West	Major Development Project (Summerlin South) - Single Family Residential (up to 10 du/ac)	R-2	Partially constructed single family residential

\*The subject site is located in the Public Facilities Needs Assessment (PFNA) area.

**STANDARDS FOR APPROVAL:**

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

**Analysis**

**Current Planning**

Architectural enhancements are provided on all sides of the proposed residences. Staff finds that the design of the residences comply with Urban Land Use Policy 43 which promotes projects that provide varied neighborhood design and/or innovative architecture. The design of the proposed development is effective for both pedestrian and vehicular safety and is consistent with the prior approval earlier this year.

**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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

## **PRELIMINARY STAFF CONDITIONS:**

### **Current Planning**

- Until March 17, 2025 to complete;
- 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.
- 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; and that 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.

### **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;
- Traffic study and compliance;
- Full off-site improvements;
- Clark County Fire Prevention approval street widths, radii, and driveway locations;
- If required by the Regional Transportation Commission (RTC), grant a bus shelter pad easement in accordance with RTC standards on the east side of Grand Canyon Drive, approximately 100 feet north of Maule Avenue.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control and 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.

### **Building Department - Fire Prevention**

- Applicant is advised that fire/emergency access must comply with the Fire Code; and to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** THM ENTERPRISES

**CONTACT:** ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD., SUITE 100, LAS VEGAS, NV 89113