

12/18/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0618-KRLJ3, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce street landscaping; **2)** waive full off-site improvements; and **3)** waive drainage study and compliance in conjunction with a minor subdivision map.

DESIGN REVIEW for single-family residential development on a 9.26 acre portion of 11.35 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the south side of Serene Avenue, 440 feet west of Valley View Boulevard within Enterprise. JJ/rg/kh (For possible action)

RELATED INFORMATION:

APN:

177-19-702-003

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce street landscaping along Meranto Avenue to 10 feet (5 foot landscape strip and 5 foot sidewalk) where a minimum of 15 foot wide area, measured from the back of curb, consisting of 2 landscape strips, 5 feet on each side of a 5 foot wide sidewalk shall be provided per Section 30.04.01D.
2. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Serene Avenue, Hinson Street, and Meranto Avenue where off-site improvements are required per Section 30.06.09E in conjunction with a minor subdivision map.
3. Waive drainage study and compliance in conjunction with a minor subdivision map.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 9.26 (portion)/11.35 (overall)
- Project Type: Single-family residential development
- Number of Lots: 72
- Density (du/ac): 7.78
- Minimum/Maximum Lot Size (square feet): 3,499/5,774
- Number of Stories: 1 & 2
- Building Height (feet): 29
- Square Feet: 1,590 to 3,073

Site Plan

The proposed development currently has under a separate application review for a parcel map (MSM-24-600090) to create 2 parcels of the remainder of APN 177-19-702-003. Parcel 1 is being developed with the proposed single-family residential subdivision. While Parcel 2 will be developed by others. Hinson Street will be dedicated, which will create the northwestern 1 acre of the site as its own parcel. Waivers are requested for full off-site improvements for Parcels 1 and 2 in order for the parcel map to be recorded prior to completion of the final map. The descriptions below are for the proposed major subdivision.

The plans depict a single-family residential subdivision consisting of 72 lots on 9.26 acres with a density of 7.78 dwelling units per gross acre. The minimum and maximum lot sizes are 3,499 square feet and 5,774 square feet, respectively. The primary access to the proposed development is via Hinson Street, except for Lots from 49 through 65 which are fronting Meranto Avenue. The internal streets varies from 33 foot wide to 48 foot wide private streets. A north/south street, Street A, terminates in an intersection with Street C, an east/west street on the north end, and terminates as a stub street on the south end. Another north/street, Street B, terminates as a knuckle on both ends, which connects with Streets C and D; both west/east streets. Street C terminates as a stub street on the west end. Five foot wide sidewalks are located on 1 side of all internal streets.

Landscaping

A 15 foot wide street landscape area including a 5 foot wide detached sidewalk and 5 foot wide landscape strip on both sides of the sidewalk are provided along Serene Avenue and Hinson Street. However, the applicant is proposing a 10 foot wide landscape strip consisting of a 5 foot wide detached sidewalk and a 5 foot landscape strip located between the sidewalk and the curb along Meranto Avenue. A waiver is being requested to allow for a single 5 foot wide landscape strip where 2 are required along Meranto Avenue.

Elevations

The plans depicts 3 single-story homes and 6, 2 story models that measure from 16 feet to 27 feet in height. Each home is comprised of 3 elevation types. The elevations on all 4 sides have a combination of stucco, concrete tile roofs, stone veneer, soffit elements, fascia returns, overhangs, off-set rooflines, a variety of garage door patterns, window casings, and other architectural features.

Floor Plans

The plans depict 3 to 4 bedrooms, 2 to 2.5 bathrooms, and a variety of living spaces. Each home will have a 2 car garage.

Applicant's Justification

A separate document (SD-24-990090) has been submitted and will dedicate Hinson Street prior to the major subdivision final map submittal. A parcel map (MSM-24-600090) was also submitted to separate the remainder of APN 177-19-702-003 into 2 separate parcels which is currently under review by the Public Works maps team. The first parcel, Parcel 1 will be developed with this submitted development application and Parcel 2 will be developed by others. Thus, included in this application separate waiver requests to defer drainage study and full off-

site improvements for the proposed Parcels 1 and 2 which is being processed to create legal lots for the development.

The applicant states the development under Parcel 1 above, will have a 72 lot residential subdivision and is requesting waivers of the development standards for a parcel map as well as allow a 10 foot landscaping area along Meranto Avenue. This development has lots fronting Meranto Avenue and will still propose the detached sidewalk along this street; however, the area behind the sidewalk will be the front yard of the residence. A 10 foot landscape easement will be granted for the landscaping along the street and maintained by the HOA while the area behind the sidewalk will be maintained by the homeowner.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use	RS20	Undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Undeveloped
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20	Undeveloped
West	Business Employment	RS20	Undeveloped

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

Related Applications

Application Number	Request
ZC-24-0617	A zone change to reclassify a 9.26 acre portion of the site from RS20 to RS3.3 is a companion item on this agenda.
VS-24-0619	A vacation and abandonment of a portion of right-of-way is a companion item on this agenda.
TM-24-500135	A tentative map for a 72 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

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 uses 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.

Waiver of Development Standards #1

Street landscaping is necessary to reduce the urban heat island effect and to buffer uses from streets. Reducing the width of the required street landscaping is a self-imposed hardship that can be rectified with a site redesign. Therefore, staff 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.

Staff finds the architectural features provided on all 4 sides of the homes meet the minimum design standards required per Code. Therefore, staff recommends approval of the design review.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to not install the off-site improvements adjacent to Parcels 1 and 2 of the minor subdivision map since the off-sites will be installed with the single-family residential development.

Waiver of Development Standards #3

Staff has no objection to waive the drainage study for Parcels 1 and 2 of minor subdivision map. Drainage study will be satisfied with the single-family residential development tentative map.

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.

APN 177-19-702-003 is subject to certain deed restrictions which prohibit uses incompatible with airport operations including those presented in this land use application from being developed. Applicant must contact the Clark County Department of Real Property Management to apply for a Deed Restriction Modification to amend existing deed restrictions which prohibit said use. Permits will not be issued and maps will not be recorded until all required fees associated with the amended deed restrictions, which would permit currently prohibited uses included in this application, have been paid and the new CC&Rs are recorded. If applicant fails to pay the required deed modification fees and record the new CC&Rs, then permits for uses prohibited by existing recorded deed restrictions must not be issued and mapping of uses prohibited by existing recorded deed restrictions must not be recorded.

Staff Recommendation

Approval of waivers of development standards #2 and #3 and the design review; denial of waiver of development standards #1.

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:

- 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 a Certificate of Compliance and payment of the tree fee-in-lieu is required for any required trees waived.
- 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 with single-family subdivision;
- Traffic study and compliance with single-family subdivision;
- Full off-site improvements with single-family subdivision;
- Execute a Restrictive Covenant Agreement (deed restrictions) with minor subdivision map;
- 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

- Compliance with most recent recorded airport-related deed restrictions for APN 177-19-702-003.
- 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.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS:

APPLICANT: KB HOME

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