

11/07/23 PC AGENDA SHEET

SINGLE FAMILY DEVELOPMENT
(TITLE 30)

PEBBLE RD/ROSANNA ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0603-ZMU REVOCABLE LIVING TRUST & MALIK UMER ZAHID & IQRA TRS:

WAIVER OF DEVELOPMENT STANDARDS for increased residential driveway width.
DESIGN REVIEW for single family residential models for a previously approved single family residential development on 9.3 acres in an R-1 (Single Family Residential) Zone.

Generally located on the north side of Pebble Road, 570 feet west of Rosanna Street within Enterprise. JJ/jud/syp (For possible action)

RELATED INFORMATION:

APN:

176-15-801-011; 176-15-801-021; 176-15-801-046 through 176-15-801-047

WAIVER OF DEVELOPMENT STANDARDS:

Increase the width of residential driveways to 37 feet where 28 feet is the maximum allowed per Uniform Standard Drawing 222 (a 33% increase).

LAND USE PLAN:

ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 9.3
- Number of Lots: 27
- Project Type: Single family residential development
- Number of Stories: 1
- Building Height (feet): Up to 22

History & Request

In April 2022, the site was approved for a nonconforming zone change from R-E (RNP-I) to R-1 zoning. The site design shows Torino Avenue separating the northern half of the development from the southern half of the development. The applicant provided plans to meet the conditions of approval from the nonconforming zone change, which required some lots to be a minimum of 10,000 square feet, limited to 1 story only. Six lots, all over 11,000 square feet in area, are

located on the north side of Torino Avenue. The remaining 21 lots range in size from a minimum of 7,855 square feet to a maximum of 16,316 square feet. In accordance with the original condition of approval, Lots 7 through 13 are all over 10,000 square feet.

This request is for a design review of the architectural floor plans and elevations (Plan 2488, Plan 3565, and Plan 3776). The developer is proposing all single story homes in accordance with the conditions of approval. All homes will include a full length driveway and 3 to 4 car garages, with the option to accommodate a recreational vehicle. A request for a waiver of development standards to allow for residential driveway widths of 37 feet is included with this application and is for Lots 5 through 17 and Lots 22 through 27. The subject lots have widths that vary from 80 feet to 135 feet.

Landscaping

Revisions to the approved landscape plans show all landscape easements were converted to common elements. The original landscape plan included a total 6 common elements. However, common element G is a new 20 foot wide sewer easement recently recorded between lots 24 and 25. Landscaping complies with the approved plans, which pre-date the requirement for detached sidewalks on 60 foot wide local streets.

Elevations

Three single story models are proposed for this community with 3 distinct elevation styles. All 3 elevations provide for fenestration, articulation, and varied rooflines to create architectural interest and movement. The heights of the homes range from 19 feet 4 inches to 22 feet.

Floor Plans

Floor plans of 2,488 square feet, 3,365 square feet, and 3,776 square feet are provided and feature 3, 4, and 5 bedrooms and 2.5 to 3.5 bathrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the request to increase the driveway widths is to accommodate the 4 car garage offered with Plan 3565 to allow for unimpeded vehicular ingress and egress. This request is for Lots 5 through 17 and Lots 22 through 27. Further, the applicant states that driveway widths of 37 feet will still allow for landscaped front yards that adhere to the 60% maximum hardscape requirement described in Section 30.64.030.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-22-0001	Reclassify 9.3 acres from R-E RNP-I to R-1 for a single family residential development	Approved by BCC	April 2022
VS-22-0002	Vacated easements and rights-of-way	Approved by BCC	April 2022

Prior Land Use Requests

Application Number	Request	Action	Date
TM-22-500001	27 single family residential lots on 9.3 acres	Approved by BCC	April 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Undeveloped & single family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-2	Single family residential

The subject site is within 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**Comprehensive Planning**Design Review

Staff finds that the proposed single family residential models are appropriate for the subdivision with lot sizes able to accommodate the plan models. The design elements and articulated facades are aesthetically pleasant and harmonious with the residential developments in the area. Therefore, staff finds the design of the project site is compatible with the adjacent and surrounding land uses.

Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Public Works - Development Review

Staff has no objection to the increased driveway width for the residential driveways. The residential driveways meet all the other minimum requirements per Uniform Standard Drawing 222.

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

- Applicant is advised that 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; and that this application must commence within 2 years of approval date or it will expire.

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 #0226-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: GREYSTONE NEVADA LLC

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