

08/18/21 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

LE BARON AVE/EDMOND ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-21-0338-SIGNATURE HOMES AT EDMOND, LLC:

ZONE CHANGE to reclassify 2.5 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.

WAIVER OF DEVELOPMENT STANDARDS for increased wall height.

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

Generally located on the west side of Edmond Street and north side of Le Baron Avenue within Enterprise (description on file). JJ/sd/jd (For possible action)

RELATED INFORMATION:

APN:

176-25-501-019

WAIVER OF DEVELOPMENT STANDARDS:

Increase the height of a perimeter wall to 11 feet (6 foot screen wall and 5 foot retaining wall) where 9 feet (6 foot screen wall and 3 foot retaining wall) is allowed per Section 30.64.050 (a 22% increase).

DESIGN REVIEWS:

1. Single family residential subdivision.
2. Increase finished grade to 54 inches (4.5 feet) where a maximum of 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 200% increase).

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Number of Lots/Units: 15
- Building Height (feet): Up to 25
- Floor Plans (square feet): 2,555/2,170/1,845
- Density (du/ac): 6.0

- Minimum/Maximum Lot Size (square feet): 3,296/10,493
- Project Type: Single family residential

Site Plans

The plans depict a 15 lot single family residential subdivision on 2.5 acres at a density of 6.0 dwelling units per acre. Access to the subdivision is off Clayton Court that will terminate in a cul-de-sac for lots 5 through lots 12. Lots 1 through lot 4 and lots 13 through lot 15 will have direct access onto Edmond Street. The residential lots will range in size from 3,296 square feet to 10,493 square feet.

Landscaping

Landscaping is not required as part of this application.

Elevations

The plans depict 4 different styles of 2 story homes ranging in size from 1,845 square feet to 2,555 square feet and have a maximum height of 25 feet. Materials include stucco finish with stone veneer, concrete tile roofs, building pop-outs, architectural enhancements of the windows and doors and will consist of earth tone or desert colors.

Floor Plans

The plans submitted show floor plans with bedrooms, bathrooms, utility room, den, living room, foyer, and covered patio.

Applicant’s Justification

The project proposes a 15 lot single family residential subdivision served by a 48 foot wide public street that will provide ingress to the subdivision from Edmond Street. The elevation of the residential lots, both existing and proposed, are directly controlled by the elevation of the subdivision streets that intersect Edmond Street. In this case, an elevation difference of 5.1 feet occurs between the intersection of Lake Sonoma Avenue and Edmond Street of the residential lots.

The review requests approval of an increase in the finished grade up to a maximum of 4.5 feet both on the interior of the site and along the northern boundary of the site. The interior increase in grade is located in a natural wash that runs through the site while the perimeter increase is caused by the existing decline in grade off of Edmond Street and along the frontage of both subdivisions (elevation difference between the 2 street intersections on Edmond Street) which creates the difference in elevation. The increase in wall height will accommodate increased grade fill.

Prior Land Use Requests

Application Number	Request	Action	Date
MPC-1659-02	MPC Cactus Hill	Approved by BCC	April 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, West, & East	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
South	Public Facilities	R-E	Utility station

Related Applications

Application Number	Request
TM-21-500104	A tentative map for 15 single family residential homes is a companion item on this agenda.
VS-21-0337	A vacation and abandonment of patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

The request to reclassify the property to an R-2 zone is within the density and intensity of the planned land use designation of Residential Suburban (up to 8 du/ac). The proposed development is consistent and compatible with the existing and planned residential development in this area. Reclassifying the site to an R-2 zone complies with Urban Specific Policy 4 of the Comprehensive Master Plan to preserve residential neighborhoods by encouraging vacant lots within these areas to develop at similar densities in the existing area.

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.

The request is consistent with Urban Specific Policy 39 of the Comprehensive Master Plan, which encourages, in part, appropriate buffers for single family residential developments. Staff does not have a practical issue with the increased block wall height given the topography of the area between Lake Sonoma Avenue and Edmond Street. Staff finds that the existing topography of the site is distinctive enough to warrant approval of the request to increase the height of proposed walls.

Design Review #1

Staff finds the density of this single family residential development is compatible and consistent with the planned and existing uses in the immediate area. The proposed subdivision represents

the development of an in-fill site that will balance with protecting existing neighborhoods, encouraging pedestrianism, compact development, and reduction of air pollution. The proposed subdivision adheres in part to Urban Specific Policy 4, preserving vacant lots within these areas to develop at similar densities of the existing area, as the proposed subdivision is similar to the sizes in the surrounding area of those single family residences of the immediate area; therefore, staff can support the design review.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.
- 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; 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 the waiver of development standards and design reviews must commence within 4 years of approval date or they will expire.

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 30 feet for Edmond Street.
- 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.

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 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.

Building Department - Fire Prevention

- 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 #0196-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval (provide purchaser of Lots 1 through 4 and Lots 9 through 15 with a stand-alone disclosure document showing NV Energy easement and useable lot area).

APPROVALS:

PROTESTS:

APPLICANT: RICK BARRON

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