

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0325-LANDHOLDING SERIES OF SOPHINVEST, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce street landscaping; **2)** increase driveway width; **3)** eliminate streetlights; and **4)** allow an attached sidewalk.

DESIGN REVIEW for a single-family attached (duplex) residential development on 1.43 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the east side of Randall Street and the north side of Tres Lobos Avenue within Moapa Valley. MK/hw/syp (For possible action)

RELATED INFORMATION:

APN:

070-13-803-002

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the width of a street landscaping strip, behind an attached sidewalk, along Randall Street to 6 feet where 10 feet is the minimum per Section 30.04.01D (a 40% reduction).
2. Increase the width of a single-family residential driveway to 38.5 feet where 28 feet is the standard per Uniform Standard Drawing 222 (a 37.5% increase).
3. Eliminate off-site streetlights where streetlights are required per Section 30.04.08C.
4. a. Allow a 5 foot wide attached sidewalk along Tres Lobos Avenue where a 5 foot wide detached sidewalk is the standard per Section 30.04.08C.
b. Allow a 5 foot wide attached sidewalk along Randall Street where a 5 foot wide sidewalk is the standard per Section 30.04.08C.

LAND USE PLAN:

NORTHEAST COUNTY (MOAPA VALLEY) - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.43
- Project Type: Single-family attached (2 family/duplex) subdivision
- Number of Lots/Units: 5 (lots)/10 (units)
- Density (du/ac): 6.99
- Minimum/Maximum Lot Size (square feet): 12,381/12,435 (gross & net)

- Number of Stories: 1
- Building Height (feet): 15
- Square Feet: 2,735 (building)/1,367.5 (unit)
- Parking Required/Provided: 22/30

Site Plan

The plan depicts a proposed 5 lot single-family attached residential subdivision, located on the east side of Randall Street and the north side of Tres Lobos Avenue, approximately 300 feet east of Moapa Valley Boulevard. The plan shows that the site will be subdivided into 5 lots with the 4 eastern lots being 12,435 square feet in area and the western most lot being 12,381 square feet. The plans show that each lot will contain a 2 family duplex building. Each duplex building will be centrally located but aligned towards the southern portion of the site. Each duplex building is shown to be 2,735 square feet with each unit being approximately 1,367.5 square feet. Each lot will be delineated with a 4 foot high chain-link fence along the perimeter with the same fencing being used to split the rear portion of each lot into a separate backyard for each unit. Each duplex building will have access to Tres Lobos Avenue through a 38.5 foot wide, 20 foot long shared driveway.

Landscaping

The plan shows that street landscaping will be provided along both Tres Lobos Avenue and Randall Street. Along Randall Street, a 6 foot wide landscaping strip is provided behind a 5 foot wide attached sidewalk. Additionally, a 20 foot wide landscaping area is provided along Tres Lobos Avenue on each side of the proposed driveways and will serve as the front yard landscaping for each duplex building. Within the landscaping strip along Randall Street, 5 large trees from SNRPC Regional Plant List spaced approximately 30 feet apart will be provided where 5 large trees are required. Along the Tres Lobos Avenue, 10 large trees from SNRPC Regional Plant List spaced approximately 30 feet apart will be provided where 9 large trees are required. The trees along Tres Lobos Avenue will effectively be placed so there are 2 trees on each lot with 1 tree on each side of the driveway.

Elevations

The plans provided show that 1 model is proposed with each duplex building being identical. The plans show that proposed duplex buildings will be approximately 15 feet tall with the exteriors consisting of painted stucco and a concrete tile roof. The exterior will be painted beige or similar desert color with black shingles. The front of the duplexes will face the south toward Tres Lobos Avenue. Along the front, 2 garage doors are placed centrally on the façade, separated by approximately 4 feet, with the front door for each unit located on opposite ends of the front façade next to the garage door, separated by approximately 2 feet. Two windows are located next to the front door and along each side façade. In the rear, 6 windows are located centrally with these equally split between both units. A rear access door is provided on the ends of the rear façade for each unit.

Floor Plans

The plans provided show that the overall square footage of each duplex building will be 2,735 square feet with each duplex split evenly into an east and west unit. Each unit will consist of 1,367.5 square feet. Each unit will be a 2 bedroom and 2 bathroom dwelling. The bedrooms will

range in size from 135 square feet up to 160 square feet and will be located at the rear of the unit. The large bedroom of each unit will be provided with a walk-in closet and en suite bathroom while the smaller bedroom will have a standard closet and access to a bathroom in the adjacent hallway. Each unit will also have a 431 square foot open concept living room and kitchen space. The living areas will connect to a 3 car garage via a 29 square foot laundry room. Each unit will also have access to a dedicated backyard space and 135 square foot patio.

Applicant’s Justification

The applicant states they are proposing a new 5 lot, 10 unit duplex complex that will be offered for long term rent to the local Moapa Valley community. The applicant indicates that the proposed development will add to the mix of residential uses within the Logandale/Overton area. The applicant indicates that the development is compatible with the surrounding residential and commercial development of the neighborhood. They also state the proposed off-site modifications will produce a similar off-site environment to the surrounding neighborhood, as well.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|--|-----------------|--------------|
| SC-1775-94 | Renamed a portion of Plowshare Avenue to Tres Lobos Avenue | Approved by BCC | January 1995 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|-------|---|----------------------------------|-----------------------------|
| North | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS20 | Single-family residential |
| South | Corridor Mixed-Use | CG & RS20 | Grocery store & undeveloped |
| East | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS5.2 | Single-family residential |
| West | Corridor Mixed-Use | CG | Restaurant with drive-thru |

Related Applications

| Application Number | Request |
|---------------------------|--|
| ZC-24-0324 | A zone change to reclassify the site from RS20 to RS3.3 is a companion item on this agenda. |
| TM-24-500064 | A tentative map for a 5 lot single-family attached 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 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.

Waiver of Development Standards #1

Staff finds that the purpose of street landscaping is to provide shading along pedestrian routes and to aid in the reduction of heat sinks and the heat island effect. Staff finds that the proposed street landscaping along Randall Street complies with the necessary planting requirements but fails to reach the Title 30 required width necessary for a landscaping strip behind an attached sidewalk. Staff finds that in this case the actual landscaping being provided would aid in the shading of the proposed sidewalk and the surrounding area. The location of the subject site is also in a relatively rural area with the surrounding neighborhood having little to no pedestrian and street landscaping infrastructure. In addition, where rural street standards would apply or where no curb, gutter, and sidewalk are provided Title 30 requires a 6 foot landscaping strip. Overall, while staff does not normally support waivers for street landscaping, staff finds that in this case sufficient landscaping has been provided to meet the shading intent of the regulation and is sufficient in space to maintain such landscaping. In addition, the proposed landscaping strip is providing a landscaping strip that is equal to or greater in quality than would normally be found in the outlying areas and in the surrounding area, and is equal in width to the smallest landscaping strip required by Title 30. For these reasons, staff can 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 that the proposed development will act as an in-fill development in the area, while also serving as a transitional site between the single-family detached residential developments to the east and the higher intensity commercial uses that are along Moapa Valley Boulevard to the west. Staff also finds that the proposed development will help diversify the housing stock within the Moapa Valley area by providing an alternative to the standard single-family detached home, which may help with providing more affordable housing options in the area. In terms of the design of the proposed residential development, staff finds that the proposed architecture is similar to the other residential developments in the area with its desert toned stucco exterior and gabled roofs. In addition, the proposed dwellings are similar in nature to the single-family residential community to the east and the design of the structures would not be out of place for the area. Staff also finds that the lots and development are provided with ample space for the

structures on-site with wide backyards for active and passive recreation, sufficient consideration has been given to the parking needs of the proposed structures, and the site is sufficiently landscaped to provide shading to the front yards of the lots. In addition, the interior spaces are provided with similar amenities to other 2 bedroom homes. Additionally, the location of the site is only 300 feet from Moapa Valley Boulevard and allows for easy walkable access to shopping, grocery stores, restaurants, and other services, while providing car access to the wider area.

Overall, staff finds that the proposed development will comply with Master Plan Policies 1.1.1, 1.1.2, 1.3.2, and 1.4.4, which encourage in-fill development, a mix of housing types with varying architectural styles, and the location of housing near major transit corridors. In addition, staff also finds that the proposed development will also support Northeast County specific Policy NE-5.1, which also encourages development within areas with established infrastructure and services.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to the increased driveway width for each duplex. The increased width allows a shared driveway, reducing the driveways accessing the public right-of-way and providing extra space between each driveway should provide more visibility.

Waiver of Development Standards #3

Staff has no objection to not install streetlights, as there are existing streetlights on the south side of Tres Lobos Avenue.

Waiver of Development Standards #4

Staff cannot support the request to not install detached sidewalks along Tres Lobos Avenue and Randall Street. Detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic.

Staff Recommendation

Approval of waivers of development standards #1, #2, & #3 and the design review; denial of waiver of development standards #4.

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:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised that the California Pepper Tree is not permitted per the SNRPC Regional Plant and that a large tree, as defined by Title 30, permitted by the SNRPC Regional Plant List will need to be provided in its place; that 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

- Comply with approved drainage study PW24-11701;
- Full off-site improvements.

Fire Prevention Bureau

- 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 #0131-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Moapa Valley - approval of waivers of development standards #2, #4 and #5 and the design review; denial of waivers of development standards #1 and #3.

APPROVALS:

PROTESTS:

APPLICANT: MOAPA VALLEY BUILDERS

CONTACT: MOAPA VALLEY BUILDERS, 304 S. JONES BLVD, SUITE 300, LAS VEGAS, NV 89107