

SINGLE FAMILY DEVELOPMENT
(TITLE 30)

PATRICK LN/CIMARRON RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0262-COUNTY OF CLARK (AVIATION):

ZONE CHANGE to reclassify 6.1 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.

WAIVER OF DEVELOPMENT STANDARDS to increase wall height.

DESIGN REVIEWS for the following: **1)** a single family residential development; and **2)** finished grade within the CMA Design Overlay District.

Generally located on the north side of Patrick Lane and the west side of Cimarron Road within Spring Valley (description on file). MN/rk/syp (For possible action)

RELATED INFORMATION:

APN:

163-33-201-009; 163-33-201-019

WAIVER OF DEVELOPMENT STANDARDS:

Increase combined screen wall and retaining wall height to 10 feet (4 foot retaining wall and 6 foot screen wall) where a maximum of 9 feet (3 foot retaining wall and 6 foot screen wall) is permitted per Section 30.64.050 (a 11% increase).

DESIGN REVIEWS:

1. Single family residential development.
2. Increase finished grade to 60 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 67% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Acreage: 6.1
- Number of Lots/Units: 47
- Density (du/ac): 7.8
- Minimum/Maximum Lot Size (square feet): 3,307 (gross/net)/7,810 (gross/net)
- Project Type: Single family residential development
- Number of Stories: 2 & 3

- Building Height (feet): Up to 35
- Square Feet: 2,255/3,074

Site Plan

The applicant is proposing a development for single family detached residences to be constructed on APN 163-33-201-009 and APN 163-33-201-019. The site has an overall total acreage of 6.1 acres with a density of 7.8 dwelling units per acre where 8 dwelling units per acre is the maximum density allowed per Table 30.40-2. Furthermore, the development will offer 47 single family residential lots with 4 common elements, an area of 0.4 acres of open space where no open space is required per Title 30. The entrance to the development is provided via a 50 foot wide private street that connects to Cimarron Road. For all lots within the development, a second internal 42 foot wide private street with a cul-de-sac on each end will provide access. The main area of open space (Common Lot A) is located adjacent to the northerly cul-de-sac. The street entrance will have 4 foot wide sidewalks on each side of the street while the internal street will have a 4 foot wide sidewalk on the east side of the street only. The plans depict detached sidewalks to be provided along Patrick Lane, Cimarron Road, and Oquendo Road. Immediately west of the proposed development is a flood control channel. Additionally, this request also includes a waiver of development standards to allow a wall combination (retaining/screening) up to 10 feet. The wall height condition is at the north and east property lines to provide positive drainage of the site.

Landscaping

Street landscaping consists of an approximate 15 foot wide landscape area with a detached sidewalk along all 3 public street frontages. Along Conquistador Street and Quail Avenue the project will provide an 11 foot wide street landscape element consisting of 6 feet of landscaping with a 5 foot sidewalk behind the landscaping. Internal to the development are common lots at the north end of the site with a combined area of approximately 11,182 square feet.

Elevations

The plans depict 2 and 3 story model homes with multiple elevations with a height ranging from 24 feet to 35 feet. The plans submitted by the applicant depict 3 different models with each model type having potential elevation variations. The proposed models consist of a pitched, concrete tile roof featuring stucco siding, stone veneer, and varying rooflines.

Floor Plans

The plans consist of 4 floor models that include 2 car front loaded garages and range in size from 1,770 square feet to 2,350 square feet.

Applicant's Justification

The applicant indicates that the proposed development is in conformance to the Master Plan. The proposed use is consistent and compatible with existing and planned land uses in the area. The site is constrained by existing roadways on 3 of the 4 sides of the property. In order to provide positive drainage, the site will have areas that will require the increase in finished grade and wall height due to these existing site constraints.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2 & P-F	Single family residential & future Regional Flood Control District facility
South	Business Employment	M-D	Undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E	Flood control channel

Related Applications

Application Number	Request
VS-23-0263	A request to vacate and abandon portions of rights-of-way being Patrick Lane, Cimarron Road, and Oquendo Road is a companion item on this agenda.
TM-23-500071	A tentative map for 47 lots and 1 common element for a single family development 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**Comprehensive Planning**Zone Change

The proposed zone change is in conformance to the Master Plan. The proposed project will have a density of 7.8 dwelling units per acre. This single family residential development is compatible and consistent with the planned and existing uses in the immediate area. The request complies with Housing Policy 2 of the Master Plan to promote a mix of housing types that meet the diverse needs of the community. Therefore, staff can support the zone change request.

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 plans show increased retaining wall height near the northeast portion of the development, adjacent to public street frontage. The primary reasoning for the height increase is needed to accommodate street drainage, natural topography, and corresponding pad heights. Therefore, staff can support this portion of the request.

Design Review #1

The design of the subdivision is consistent and compatible with approved and planned land uses in the area and complies with policy of the Master Plan which encourages site designs to be compatible with adjacent land uses and off-site circulation patterns. The design of the elevations and floor plans comply with policy by providing a variety of elevations with articulated building facades. Therefore, staff can support this portion of the request.

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 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.

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

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- No roof top decks.
- 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;
- Traffic study and compliance;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Flamingo Wash, Cimarron Branch improvement project.
- 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; and that 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 or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way.

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 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.

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 #0130-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PN II, INC.

CONTACT: JENNIFER VERAS, GCW ENGINEERING, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146