

12/18/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0595-SIERRA GROUP HOLDINGS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping; and **2)** allow attached sidewalks for a proposed single-family residential subdivision on 0.46 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located on the east side of Lamb Boulevard and the north side of St. Louis Avenue within Sunrise Manor. TS/rp/kh (For possible action)

RELATED INFORMATION:

APN:

161-05-310-215

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate street landscaping where required per Section 30.04.01D.
2. Allow attached sidewalks where detached sidewalks are required per Section 30.04.08C.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Acreage: 0.46
- Project Type: Single-family residential subdivision
- Number of Lots/Units: 3
- Density (du/ac): 6.5
- Minimum/Maximum Lot Size (square feet): 6,698/7,372

Site Plans

The plans depict a proposed single-family residential subdivision consisting of 3 lots, which will be accessed via St. Louis Avenue. The applicant is not proposing any construction at this time.

Landscaping

The applicant is requesting to eliminate the required 10 foot wide street landscape strip along Lamb Boulevard, which would require 3 trees, and along St. Louis Avenue, which would require 6 trees.

Applicant’s Justification

The applicant indicates that the 3 proposed lots will be developed as single-family residences in the future. The applicant states that there is no sidewalk to the east along St. Louis Avenue. However, there is an existing attached sidewalk on Lamb Boulevard and around the radius of the curve to St. Louis Avenue. The applicant also states that a detached sidewalk will look out of place and detract from the uniformity of the area. The frontage of the 3 lots is between 49 feet and 67 feet, which will leave no room for detached sidewalk.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0165-01	Reclassified from R-2 and R-1 to R-1 (RNP-III) zoning	Approved by BCC	March 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CP & RS5.2	Office & single-family residential
South, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential

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

Landscaping along streets increases pedestrian safety and assists in combating the heat island effect. The heat island effect in this area is among the highest in the valley. Therefore, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #2

Staff cannot support the request to not install detached sidewalks along St. Louis Avenue with new development. Detached sidewalks along streets provide a safer pathway for pedestrians by

increasing the distance from traffic. There is no reason detached sidewalks cannot be provided as detached sidewalk returns to attached at the spandrel and existing attached sidewalks.

Staff Recommendation

Denial.

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 and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 2 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.

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 #0386-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: SIERRA INVESTMENT PROPERTIES, LLC SERIES ST. LOUIS

CONTACT: JOSH HARNEY, BAUGHMAN & TURNER INC., 1210 HINSON STREET, LAS VEGAS, NV 89102