

SETBACKS
(TITLE 30)

ARVILLE ST/SILVERADO RANCH BLVD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-21-0083-PARDEE HOMES NEVADA:

DESIGN REVIEW for modified setbacks for 4 lots in a residential Planned Unit Development on 0.8 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the south side of Silverado Ranch Boulevard and the east side of Arville Street within Enterprise. JJ/nr/jd (For possible action)

RELATED INFORMATION:

APN:

177-30-512-007 through 177-30-512-010

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL HIGH (FROM 8 DU/AC TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 4228 Orchard Run Ave., 9755, 9735, 9715 Crisman Ridge St.
- Site Acreage: 0.8
- Number of Lots: 4
- Project Type: Setbacks
- Number of Stories: 1

Site Plans

The plans depict 4 lots within an approved Planned Unit Development (PUD) with setbacks originally determined by NZC-19-0436. Lots 7 through 10 are located in the northwest corner of the development, south of Silverado Ranch Boulevard. The approved plans show lots 8 through 10 parallel to Crisman Ridge Street, and lot 7 parallel to Orchard Run Avenue. The previously approved setbacks, adjacent to the existing single family residence to the west, were as close as 12 feet (rear yard) with the lots having very large side yards. The proposed changes include 2 alternatives for setbacks, a rotated orientation and a perpendicular orientation in relation to the street, providing a larger rear yard and separation from the existing neighbor. The rotated orientation shows a 10 foot front setback with a side loaded driveway, a minimum side setback of 18.6 feet, with a minimum of 18.7 foot rear setback. The perpendicular orientation shows a 10 foot front setback with a side loaded driveway, a minimum side setback of 19.5 feet, with a

minimum of 31 foot rear setback. Lots 8 through 10 will have access onto Crisman Ridge Street and lot 7 will have access onto Orchard Run Avenue.

Landscaping

Landscaping was previously approved and will not change with this request.

Elevations & Floor Plans

The approved elevations and floor plans for the 1 story single family homes on lots 7 through 10 will not change from the approval of NZC-19-0436.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the request is submitted in order to provide future homeowners flexibility while providing a buffer to the existing single family residence located to the west of the development. The request would not change the requirements for lots 7 through 10 to be a minimum of 10,000 square feet and have 1 story single family homes as approved with NZC-19-0436.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-19-0436	Reclassified 3.8 acres from R-E to R-2 zoning, 2.6 acres from R-E to R-3 zoning, and 5.1 acres from R-E to R-3 zoning with waivers and design reviews	Approved by BCC	August 2019
TM-19-500110	189 lot detached single family development	Approved by BCC	August 2019
TM-19-500111	116 lot attached residential planned unit development	Approved by BCC	August 2019
VS-19-0437	Vacated and abandoned easements and right-of way-related to a single family and multiple family development	Approved by BCC	August 2019
ZC-18-0691	Reclassified portions of the site to R-2 and R-3 zoning	Approved by BCC	December 2018
TM-18-500164	Attached residential planned unit development (townhouses)	Approved by BCC	December 2018
TM-18-500165	Detached single family residential development	Approved by BCC	December 2018
VS-18-0690	Vacated and abandoned easements and rights-of-way	Approved by BCC	December 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped
South & East	Residential High (from 8 to 18 du/ac)	R-2	Single family residential & undeveloped
West	Residential High (from 8 to 18 du/ac)	R-E	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

The proposed alternative setbacks for lots 7 through 10 is an improvement in the overall design of the house orientations and the applicant has demonstrated an effort to comply with applicable conditions from the previous approval in that the homes will be 1 story and the lots will remain 10,000 square feet in size. The project is compliant with a portion of Policy 43, which promotes varied neighborhood design, encourages varied setbacks, and reduced visual dominance of garages; therefore, staff can support the design review for alternative setbacks.

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

- 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 this application must commence within 2 years of approval or it will expire.

Public Works - Development Review

- No comment.

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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: PARDEE HOMES OF NEVADA

CONTACT: GCW, INC., 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146