

07/02/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0371-WILLIAM LYON HOMES, INC.:

WAIVER OF DEVELOPMENT STANDARDS to increase driveway width.

DESIGN REVIEW for modifications to a previously approved single-family detached residential subdivision on 14.3 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located north of Owens Avenue and west of Los Feliz Street within Sunrise Manor.
MK/bb/kh (For possible action)

RELATED INFORMATION:

APN:

140-23-401-003; 140-23-401-004; 140-23-403-005 through 140-23-403-010

WAIVER OF DEVELOPMENT STANDARDS:

Allow residential driveway widths up to 42 feet where 28 feet is the maximum width allowed per Uniform Standard Drawing 222 (a 50% increase).

LAND USE PLAN:

SUNRISE MANOR - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Acreage: 14.3
- Number of Lots: 20
- Project Type: Single-family residential
- Number of Stories: 2
- Building Height (feet): 30
- Square Feet: 4,051 to 4,624

History, Site Plan, & Request

This site was previously approved by WS-21-0348 and TM-21-500109. The approved plans depicted 20 single-family residential lots on 14.3 acres with a density of 1.4 dwelling units per acre. The site is located on the north side of Owens Avenue, west of Los Feliz Street, and east of Easement Lane. Access through the site is shaped in a half circle loop oriented in a clock-wise direction with a 4 lot cul-de-sac (not a part of this project) adjacent to Easement Lane. The development will consist of a 43 foot wide private street which will include a 4 foot wide sidewalk on 1 side of the street. With the exception of the driveway width, this request will continue with the same street design, lot orientation, and access points for 20 lots.

The applicant is requesting to increase the individual driveway widths to 42 feet where 28 feet is the maximum allowed per Uniform Standard Drawing 222. Also, the applicant is requesting a design review for 2 story homes where single-story homes were previously approved as part of WS-21-0348.

Landscaping

No changes are proposed to landscaping with this request.

Elevations

Proposed home plans depict several 2 story homes with an overall height up to 30 feet, where the previous elevations were approved for single-story homes. Exterior finishes include stucco walls, shutters, window accents, stucco pop-outs, patio covers, and stone veneer accent walls. The proposed elevations and plans depict 4 car garage, 3 car garage, and RV garage options.

Floor Plans

Submitted floor plans include 2 to 4 car garages, bedrooms, bathrooms, kitchens, patios, and living rooms. The revised floor plans range in size from 4,051 square feet to 4,624 square feet in area.

Applicant’s Justification

The submitted justification letter states the proposed single-family residences includes new 2 story home plans and elevations with 3 car, 4 car, and RV garage options that require up to 42 foot wide driveways which necessitates a waiver of development standards. The previously approved 1 story home plans were between 2,100 square feet and 3,500 square feet, where the proposed 2 story home plans are 4,051 square feet to 4,624 square feet.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-21-500109	20 lot subdivision	Approved by BCC	August 2021
WS-21-0348	Reduced street intersection off-set and increased retaining wall height for a 20 lot subdivision	Approved by BCC	August 2021
VS-0243-06	Vacated and abandoned portions of rights-of-way and a 20 foot wide drainage easement - expired	Approved by PC	May 2006
TM-0093-06	Single-family residential subdivision - expired	Approved by PC	May 2006

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family residential & undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	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

Waiver 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.

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.

The submitted plans show 2 story residential designs that are similar to the surrounding neighborhood and existing 2 story homes in the adjacent 4 lot subdivision and some homes on the west side of Easement Lane. As a result, staff does not anticipate a negative impact on the surrounding area. The Master Plan Policy SM-1.4 encourages compatible Ranch Estate development. The design of homes is architecturally compatible with one another and are aesthetically pleasing. Therefore, staff supports this request.

Public Works - Development Review

Waiver of Development Standards

Staff has no objection to the increase in residential driveway width. The increase is only for lots internal to the development that will see a lower volume of traffic, helping to mitigate potential impacts from the increase.

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

- Applicant is advised that WS-21-0348 and TM-21-500109 will expire on August 18, 2025 unless a final map is recorded or the waiver of development standards is extended with approval of an extension of time; 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

- Full off-site improvements;
- Right-of-way dedication to include a 54 foot property line radius on the southeast portion of the site;
- Coordinate with Public Works - Design Division for the Jim McGaughey Detention Basin, Collection, and Outfall project;
- Dedicate any right-of-way and easements necessary for the Jim McGaughey Detention Basin, Collection, and Outfall project.

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 #0243-20251 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTESTS:

APPLICANT: WILLIAM LYON HOMES, INC.

CONTACT: LINDSAY KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135