

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0183-COUNTY OF CLARK (AVIATION):

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping; and **2)** allow an attached sidewalk.

DESIGN REVIEW for a proposed single-family residential development on 4.34 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the southwest corner of Mesa Vista Avenue and Tioga Way within Spring Valley. MN/rg/cv (For possible action)

RELATED INFORMATION:

APN:

163-27-301-006

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate street landscaping along Diablo Drive where 2, 5 foot wide landscape strips are required on both sides of a detached sidewalk per Section 30.04.01D (a 100% reduction).
2. Allow an attached sidewalk along Diablo Drive where a detached sidewalk is required per Section 30.04.08C.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.34
- Project Type: Single-family residential development
- Number of Lots: 34
- Density (du/ac): 7.83
- Minimum/Maximum Lot Size (square feet): 3,384/5,874
- Number of Stories: 2 & 3
- Building Height (feet): 25 to 35
- Square Feet: 2,255 to 3,074

Site Plans

The plans depict a proposed single-family residential development consisting of 34 lots on 4.34 acres with a density of 7.83 dwelling units per acre. The lots range in size from a minimum of 3,384 square feet to a maximum of 5,874 square feet. Access to the proposed subdivision is granted from Mesa Vista Avenue via a private north/south street (Street "A"). The internal private street, measuring 42 feet in width, terminates as a cul-de-sac and serves 26 lots. The remaining 8 lots will have direct access to, and front on, Diablo Drive.

Landscaping

Detached sidewalks are being provided along Mesa Vista Avenue and Tioga Way, with a 5 foot wide landscape strip on both sides of the 5 foot wide sidewalk. However, the applicant is proposing an attached sidewalk and no street landscaping adjacent to the 8 lots fronting on Diablo Drive, which is the subject of the waiver request. The plan depicts large trees and shrubs provided for every 30 linear feet of street frontage along Mesa Vista Avenue and Tioga Way.

Elevations

The plans depict 4, 2 and 3 story model homes measuring up to 34 feet in height. The elevations on all 4 sides have a consists of a concrete tile roof, a stucco exterior with variable rooflines, coach light, covered patio option, balcony, wall off-set, foam trim, stone veneer on some elevation option, porch and a variety of garage door patterns.

Floor Plans

The plans depict single-family residences with 4 bedrooms, 2 to 3.5 bathrooms and a variety of living spaces. Each home will have a 2 car garage.

Applicant's Justification

An attached sidewalk without landscaping is provided along Diablo Drive to match the existing single-family residential development to the east and west.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential development

Related Applications

Application Number	Request
ZC-25-0182	A zone change to reclassify the site from RS20 to RS3.3 is a companion item on this agenda.
VS-25-0184	A vacation and abandonment of right-of-way is a companion item on this agenda.
TM-25-500041	A tentative map for 34 single-family residential lots and common lots 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

Street landscaping is necessary to reduce the urban heat island effect and to buffer uses from streets. Staff finds the request to eliminate the required street landscaping along Diablo Drive is a self-imposed hardship. Therefore, staff cannot 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.

The architectural features provided on all 4 sides of the homes meet the minimum design standards required per Code. Since staff is not supporting the waivers of development standards to allow an attached sidewalk and eliminate street landscaping along Diablo Drive, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #2

Staff cannot support the request to install attached sidewalks in place of detached sidewalks along Diablo Drive. The site has no existing off-sites improvements; therefore, there is no reason detached sidewalks cannot be installed. Additionally, detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic.

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

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.
- Applicant is advised 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

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- 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 devices.

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

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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 #0030-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Spring Valley - denial.

APPROVALS:

PROTESTS:

APPLICANT: KENDRA SAFFLE

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