

12/18/24 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0603-VERLAINE LLC & PRECEDENT PROPERTIES LLC:

WAIVER OF DEVELOPMENT STANDARDS to allow attached sidewalks.

DESIGN REVIEW for a proposed single-family residential subdivision on 2.38 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the west side of Cameron Street and the south side of Mesa Verde Lane (alignment) within Enterprise. MN/hw/kh (For possible action)

RELATED INFORMATION:

APN:

177-07-401-018

WAIVER OF DEVELOPMENT STANDARDS:

Allow existing attached sidewalks to remain where detached sidewalks are required per Section 30.04.08C.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 7925 Cameron Street
- Site Acreage: 2.38
- Project Type: Single-family detached residential
- Number of Lots: 19
- Density (du/ac): 7.98
- Minimum/Maximum Lot Size (square feet): 3,675/5,203
- Number of Stories: 2 (maximum)
- Building Height (feet): 27.1 (maximum)
- Square Feet: 1,916 (minimum)/2,684 (maximum)

Site Plans

The plans show a proposed single-family detached subdivision located on a 2.38 acre site at the southeast corner of Cameron Street and the Mesa Verde Lane. The site will be divided into 19 lots with a density of 7.98 dwelling units per acre. Access is solely from Cameron Street to the east through a 38 foot wide private street. This main private street will run east to west and will run the length of the proposed subdivision with the west 85 feet of this street tapering down to be a 25 foot wide stub street that accesses only 3 lots. A total of 12 of the 19 lots will be accessed

by this street. A 38 foot wide private street running north to south will extend off of the main private street accessing 7 lots in the northern and western portions of the site with the street terminating in a cul-de-sac. The lots range in size from 3,675 square feet up to 5,203 square feet. The lots shown are generally 95 feet to 175 feet long and 35 feet to 50 feet wide with 20 foot front setbacks, 15 foot rear setbacks, and 5 feet to 10 feet side setbacks. All driveways are shown to be a least 20 feet long. The plans indicate that all existing structures on-site will be removed.

Landscaping

The plans show a proposed 10 foot wide landscaping strip will be located along Cameron Street. The existing 5 foot wide attached sidewalk is proposed to remain and the proposed landscape strip will be placed behind this sidewalk with the landscape strip consisting of 11 Southern Live Oak (*Quercus virginiana*) trees spaced approximately every 30 feet on center where 11 large trees are required along Cameron Street. Six Southern Live Oak trees will also be placed in the common elements within the interior of the subdivision. Four trees will be placed within a 6 foot wide landscape strip that runs along the western and northern side of Lot 19 in the central portion of the site. Two trees will be located in a similar landscape area in the southwestern portion of the site at the western end of the east-west private street.

Elevations & Floor Plans

The elevations show 2 different options for the exterior design of the homes. Each exterior corresponds with either a modern/contemporary style or a craftsman style. All models are 2 stories tall, range in height from 23 feet to 27.1 feet, and consist of painted stucco, gabled and split pitch roofs with concrete tile shingles, window accents and recessing, variations in roofline, and building pop-outs and extensions. A covered entry porch, stone veneer or metal accents, awnings, and significant fenestration are shown.

The models shown range in size from 1,916 square feet up to 2,684 square feet of living space, and range in size from 2,465 square feet up to 3,057 square feet including garage, porch, and optional spaces, spread across 2 stories. Each model has 3 to 5 bedrooms with options that include walk-in closets, ensuite bathrooms, large living and dining spaces, game rooms, additional bedrooms, and gourmet kitchens. All homes have garage space for 2 cars with space for 2 cars in the driveway.

Applicant’s Justification

The applicant states the proposed single-family residential development will be consistent with the subdivisions that border the site to the north, west, and south. The applicant indicates both developments will have 1 to 2 story homes with similar lot sizes, colors, textures, and designs for the homes. The applicant also states the proposal for the attached sidewalks is justified due to it will allow the existing sidewalks and spandrels to stay in existence.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1781-05	Vacated a portion of a Cameron Street (spandrel) at the intersection with Mesa Verde Lane - recorded	Approved by PC	December 2005

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0665-03	Vacated a portion of a Cameron Street (spandrel) at the intersection with Mesa Verde Lane - expired	Approved by PC	June 2003
VS-0269-00	Vacated patent easements and portions of Mesa Verde Lane, Cameron Street, Rodgers Street, and Moberly Avenue - recorded	Approved by BCC	April 2000
UC-0480-99	Electrical substation with communications towers and 12, 230kV overhead electric power transmission lines	Approved by PC	May 1999
UC-0467-97	Temporary construction staging area including laydown, staging, and storage for a rock crushing and batch plant with a temporary manufactured office - expired	Approved by PC	April 1997
VC-0044-93	Allowed a 3,000 square foot metal accessory building in conjunction with a proposed residence	Approved by PC	February 1993

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
East	Open Lands	RS20	Undeveloped BLM land

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
ZC-24-0602	A zone change to reclassify the site from an RS20 to RS3.3 zone is a companion item on this agenda.
VS-24-0601	A vacation and abandonment of easements is a companion item on this agenda.
TM-24-500131	A tentative map for a 19 lot single-family residential subdivision 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

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.

Staff finds the proposed residential development is similar in character to other developments within the area. There are similar residential developments to the north, west, and south with similar lots sizes, density, and design and scale of homes. The proposed development will also help to activate an unused area and act as an in-fill development in the area. In terms of the design of the proposed residential development, staff finds the proposed architecture and garage styles are like the surrounding residential developments and are consistent with newer development designs. The proposed designs are attractive, modern, and fit the aesthetics of the newer homes in the neighborhoods of the Enterprise area. The landscaping being provided should enhance not only the interior open spaces, but also the street frontage by providing shading opportunities for pedestrians and for the reduction of heat island related effects. While staff finds the proposed subdivision supports Master Plan Policies 1.3.1 and 1.4.4, and Enterprise Specific Policy EN-1.1, which all support the development of compatible and continuous residential developments within in-fill areas of existing neighborhoods, since staff is unable to support the waiver of development standards for detached sidewalks; therefore, staff is unable to support this design review.

Public Works - Development Review

Waiver of Development Standards

Staff cannot support the request to not install detached sidewalks along Cameron Street. Detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic.

Department of Aviation

The development will penetrate the 100:1 notification airspace surface for Harry Reid International Airport. Therefore, as required by 14 CFR Part 77, and Section 30.02.26B.3(ii) of the Clark County Unified Development Code, the Federal Aviation Administration (FAA) must be notified of the proposed construction or alteration.

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:

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- 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;
- Right-of-way to include dedication to back of sidewalk along Cameron Street.
- Applicant is advised that off-sites may be required.

Department of Aviation

- Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Department of Aviation;
- If applicant does not obtain written concurrence to a "Property Owner's Shielding Determination Statement," then applicant must also receive either a Permit from the Director of Aviation or a Variance from the Airport Hazard Areas Board of Adjustment (AHABA) prior to construction as required by Section 30.02.26B of the Clark County Unified Development Code; applicant is advised that many factors may be considered before the issuance of a permit or variance, including, but not limited to, lighting, glare, graphics, etc.;
- No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA or a

"Property Owner's Shielding Determination Statement" has been issued by the Department of Aviation.

- Applicant is advised that the FAA's determination is advisory in nature and does not guarantee that a Director's Permit or an AHABA Variance will be approved; that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments; that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment; 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 is advised that fire/emergency access must comply with the Fire Code as amended; to show on-site fire lane, turning radius, and turnarounds.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised that there is an active septic permit on APN 177-07-401-018; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD *Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management*; and to submit documentation to SNHD showing that the system has been properly removed.

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 #0125-2024 to obtain your POC exhibit; and flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval (require filing of a 5 foot vacation of right-of-way for the detached sidewalk).

APPROVALS:

PROTESTS:

APPLICANT: LV, LLC

CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE, BLDG 3 SUITE 577, LAS VEGAS, NV 89134