

07/16/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PUD-24-0237-BOULDER DIRT DEVELOPMENT, LLC:

PLANNED UNIT DEVELOPMENT for a 219 lot single-family detached residential development with modified development standards on 21.12 acres in an RS2 (Residential Single-Family 2) Zone.

Generally located on the northeast side of Boulder Highway and the west side of US 95 within Sunrise Manor. TS/hw/ng (For possible action)

RELATED INFORMATION:

APN:

161-07-103-018; 161-07-103-019; 161-07-202-002; 161-07-202-009; 161-07-502-001; 161-07-601-001; 161-07-601-007

PROPOSED LAND USE PLAN:

SUNRISE MANOR - COMPACT NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 21.12
- Project Type: Single-family detached residential development
- Number of Lots: 219
- Density (du/ac): 10.37
- Minimum/Maximum Lot Size (square feet): 2,103/3,944
- Number of Stories: 2
- Building Height (feet): 27.3 (maximum)
- Square Feet: 2,079 (minimum)/3,174 (maximum)
- Open Space Required/Provided: 43,800/44,852
- Parking Required/Provided: 482/862

Site Plan

The plans depict a single-family residential detached development totaling 219 single-family lots and 16 common area lots on 21.12 acres located on the northeast side of Boulder Highway and the west side of US 95. The density of the overall development is shown at 10.37 dwelling units per acre. The lots range in size from a minimum area of 2,079 square feet to a maximum area of 3,174 square feet. The lots within the development are divided between 2 programming types: a large lot and a small lot product. The 2 types of lots are differentiated by a driveway length, lot size, and street access. The larger lots will usually have a 20 foot long driveway, will contain a

lot size over 3,000 square feet, and will access a 43 foot wide street, while the smaller lots will have a 5 foot long driveway, will contain less than 3,000 square feet, and will access a 38 foot wide street. There will be 97 large lots provided with the remaining 127 lots being the small lot product. The larger lots are primarily found along the perimeter of the site with exception of the eastern perimeter block. The small lots are primarily found in the internal blocks and along the eastern perimeter of the site. The setbacks for each lot type will also vary. The larger lots will generally have a 20 foot front setback, a 5 foot to 10 foot side setback, and a 6 foot to 20 foot rear setback. The smaller lots will generally have a 5 foot front setback, 5 foot to 10 foot side setback, and a 6 foot to 20 foot rear setback. Each lot will have a 5 foot wide private access easement on one side to allow usable access to the side yard. The development will have sole access to Boulder Highway from a gated, varying 49 foot wide access street in the far western portion of the site. Additional emergency access is provided by a 24 foot wide gated driveway at the southern end of the development. Access to the lots is provided primarily by a 43 foot wide street that accesses the main entry street and forms a loop around the development. Further access is provided to the interior lots by 38 foot wide streets off of the primary 43 foot wide street. Sidewalks are provided within the development primarily on one side within the interior of the development. These sidewalks vary in width between 4 feet and 5 feet and connect to Boulder Highway. Parking is primarily provided within the garages and driveways of the homes. Additional parking is provided within designated off-street parking areas and on-street parking spaces particularly within the interior of the site.

Landscaping

The landscape plans show that interior and street landscaping is being provided. Street landscaping is only being provided along Boulder Highway. This landscaping consists of a 10 foot wide landscaping strip on property behind the existing attached sidewalk. This landscape strip contains only a mixture of medium to large shrubs with a 6 foot high CMU block wall behind the strip. Additional street landscaping is provided along the entrance street on property. A 15 foot wide landscape strip is provided on each side of the entry street with a single row of Desert Museum Palo Verde trees in each landscaping strip. Heritage Live Oak trees have been provide within the central median.

Along the US 95 right-of-way, a 6 foot wall on top of a 6 foot retaining wall has been provided, but no additional landscaping has been provided along the eastern property line adjacent to the freeway.

Within the development, a series of programmed and unprogrammed open space and planting areas have been provided. A total of 43,800 square feet of open space is required with 44,852 square feet of programmed open space provided and 40,763 square feet of landscaped, unprogrammed open areas are provided. The programed spaces are dispersed throughout the development with larger main spaces provided in the southern portion of the site. These programmed spaces contain a variety of passive and active recreational activities, including trails, dog parks, benches, board games spaces, gazebo spaces, and picnic areas. These spaces are connected by sidewalks and usually have off-street parking provided. The non-programmed areas are primarily formally planted landscape areas in designated areas within the development. These open spaces and areas mainly contain Desert Museum Palo Verde, Heritage Live Oak, and Red Push Pistache trees with a variety of shrubs in a formally designed planting arrangement.

Elevations

The elevations provided show a total of 18 different options for the exterior design of the homes that can be constructed within the development. There are 6 different models overall with each having 3 elevation options. Overall, all 18 options are 2 stories high and range in height from 22.3 feet to 27.3 feet. The 2 story residences are shown to consist of painted stucco, pitched clay tile roofs, shutters, window popouts and recessing, variations in roofline, and building popouts. Some models are shown with an entrance portico, stone veneer accents, and columns. Each residence includes a 2 car garage with garage doors displaying a variety of styles, but no variation in location.

Floor Plans

The models shown range in size from 2,079 square feet and 3,174 square feet, including patio and garage space, spread across 2 floors, have 3 to 4 bedrooms with options that include additional 1 to 2 bedrooms, bonus rooms, guest suites, gourmet kitchens, and expanded and additional bathrooms. The first floor primarily contains the main living areas and kitchen with the 1 or 2 bedrooms. The second floor primarily consists of the additional bedrooms, optional bonus rooms, and the master bedroom.

Applicant's Justification

The applicant states that the proposed planned unit development will provide 219 "court style" homes in an area with a need for housing. In addition, the development will be accessed from a major thoroughfare in Boulder Highway. The applicant indicates that the planned unit development offers enhanced open space opportunities which represent an enhancement over a non-planned community and a benefit to the County. The applicant also states that the proposed modifications to standards are needed due to the shape and location of the subject site and the need to modify the residences to the lots being provided.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0497-09	Reclassified a portion of the site from C-2 & H-2 zoning to C-2 zoning for a commercial development	Approved by BCC	October 2009
ZC-0031-08	Reclassified a portion of the site from R-V-P, R-1, & C-2 zoning to C-2 zoning for a 634 unit motel	Approved by BCC	February 2008
WS-0527-02	Increased the height of an off-premises sign	Approved by BCC	June 2002
ZC-1519-01	Reclassified a portion of the site from C-2 to R-V-P zoning	Approved by BCC	February 2002
WS-0002-01	Allowed an off-premises sign	Approved by BCC	September 2001
ZC-1082-00	Reclassified a portion of the site from C-3 to C-2 zoning for the implementation of Title 30	Approved by BCC	September 2000

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0699-94	Vacated and abandoned a portion of a flood control channel	Approved by BCC	September 1994
ZC-1168-94	Reclassified a portion of the site from H-2 zoning to C-3 zoning for a recreational vehicle sales lot	Approved by BCC	September 1994
ZC-1200-93	Reclassified a portion of the site from H-2 & R-E zoning to C-2 zoning for a 624 unit motel	Approved by BCC	August 1993
DR-0062-92	Permitted a mobile home to function as an office for a mobile home sales lot – expired	Approved by PC	June 1992
UC-056-75	Allowed a go-cart track, batting cages, and an office – expired	Approved by BCC	July 1975
VAC-017-72	Vacated and abandoned portions of McLaurie Avenue, Stratford Avenue, and Forest Street	Approved by BCC	July 1972

Surrounding Land Use*

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Public Use & Business Employment	CG & IP	Flamingo wash channel & outside storage yard
South	Corridor Mixed-Use	CG, IL, & H-2	Vehicle rental & sales facilities & adult cabaret
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Compact Neighborhood (up to 18 du/ac)	RS5.2	Manufactured home park & single-family detached subdivision
West	Corridor Mixed-Use	H-2, CG, & RS5.2	Manufactured home park, recreational vehicle park, & vehicle rental & sales facilities

*The Boulder Highway right-of-way is directly to the southwest of the subject site and the US 95 right-of-way is directly to the east of the subject site.

Related Applications

Application Number	Request
PA-24-700009	A Plan Amendment to redesignate the existing land use category from Corridor Mixed-Use (CM) to the Compact Neighborhood (CN) is a companion item on this agenda.
ZC-24-0236	A zone change to reclassify the site from an RS20, RS5.2, CG, & H-2 zones to the RS2 zone is a companion item on this agenda.
VS-24-0238	A vacation and abandonment of a portion of a flood control easement is a companion item on this agenda.
TM-24-500052	A tentative map for a 219 lot single-family detached residential subdivision map 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

Planned Unit Development

A Planned Unit Development (PUD) shall comply with Title 30, except where modifications are requested through the PUD plan. Additionally, the PUD shall address a unique situation, provide substantial benefit to the County, or incorporate a greater level of building design quality, community amenities, and connectivity than would be required if the project were not being developed in a PUD, and be adequately served by public facilities such as schools, fire protection, law enforcement, water, wastewater, streets, public services, and parks. In the case of proposed residential development, the applicant shall also demonstrate buildings and uses are compatible with the character of the surrounding area.

Staff finds that the proposed residential development is similar in character to other developments within the area. There are residential developments to east on the other side of the US 95 right-of-way and to the southwest across Boulder Highway. In addition, the proposed development will also help to activate a long unused area and act as an in-fill development in the area. Staff also finds that the proposed development will help to create a mixed-income area with the development's various housing models along with the various housing options within the area. In terms of the design of the proposed residential development, staff finds that the proposed architecture and garage styles are similar to the residential development to the east and is consistent with the newer development designs. Staff also finds that the proposed design of the lots is orderly with there being a clear distinction in the location of the larger and smaller lot products along corresponding streets. The street system also allows for ease of access to the community spaces, but also to Boulder Highway. The location of the site along Boulder Highway and US 95 allows for access to both the local and regional area, while also providing access to high frequency rapid transit along Boulder Highway. Staff finds that the development's use of open space and open area far exceeds what is normally required for such a development. The open space being provided allows for access to programmed open space for community activities and active and passive recreation. The non-programmed area will also allow for reduction to the urban heat island effect and the overall beautification of the areas. Staff finds that the proposed landscape design helps the development to meet the intent of the Planned Unit Development standards.

With that said, staff has several concerns regarding the design of the proposed development. Staff's biggest concern is traffic circulation within the interior of the site. Staff finds that many of the interior streets are relatively narrow and are primarily serving the small lot homes, which have reduced driveway widths. These issues are also coupled with the allowance of on-street parking on one side of these narrow streets. Staff is concerned that when parking is accounted for, these narrower streets only have 22 feet of drivable area which would result in drivers having to drive partially or wholly within the opposite travel lane to avoid the parked cars. Given the density of the site along these streets and shortened driveways, staff is concerned that travel on these streets could become congested and cause safety issues. Staff has the same concern for

the wider streets which would allow parking on both sides, thus reducing the drivable width to 18 feet thereby again resulting in vehicles traveling in opposite lanes to avoid parked vehicles. In addition, staff is concerned that the lack of landscaping and buffering along both major roads (Boulder Highway and US 95) will result in noise and air quality that will have significant impacts on the proposed community, as well as an increase potential heat in the area.

Overall, staff finds that the proposed development will comply with Master Plan Policies 1.1.1, 1.1.2, 1.3.2, and 1.4.4, which encourage in-fill development, a mix of housing types with varying architectural styles, and the location of housing near major transit corridors. In addition, staff also finds that the proposed development will also support Sunrise Manor-specific Policies SM-1.1 and SM-1.3, which also encourage targeted in-fill development for neighborhood revitalization, particularly along the Boulder Highway corridor. While these are important factors, staff, however, ultimately finds that the proposed issues previously described could outweigh the benefits provided by the development and, therefore, are unable to support this proposed planned unit development.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on August 21, 2024 at 9:00 a.m., unless otherwise announced.

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.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

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;
- Per the Clark County Amendments to the 2018 IFC, the minimum clear width of the Fire Apparatus Access Road shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back-of-curb to back-of-curb for L curbs, 38 feet (11 852 mm) from back-of-curb to back-of-curb for R curbs, and 39 feet (11,887 mm) from back-of-curb to back-of-curbs for roll curbs.
- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0347-2023 to obtain your POC exhibit.; flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:**APPROVALS:****PROTESTS:****APPLICANT: AMY RENEE GRAYBILL****CONTACT: AMY GRAYBILL, RCI ENGINEERING, 500 S. RANCHO DRIVE, SUITE 17,
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