

05/07/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0082-TOLL SOUTH LV, LLC:

WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks in conjunction with a proposed single family residence on 0.1 acres in an RS2 (Residential Single-Family 2) Zone.

Generally located on the northwest corner of Owens Avenue and Sandy Lane within Sunrise Manor. WM/my/ng (For possible action)

RELATED INFORMATION:

APN:

140-19-417-017

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the side street setback for a proposed single family dwelling to 5.5 feet where 10 feet is required per Section 30.02.08 (a 45% reduction).

LAND USE PLAN:

SUNRISE MANOR - COMPACT NEIGHBORHOOD

BACKGROUND:

Project Description

General Summary

- Site Address: 1629 Walnut Falls Court
- Site Acreage: 0.1
- Project Type: Single family residence
- Number of Stories: 2
- Building Height (feet): 22.9
- Square Feet: 1,025

Site Plan

The plan depicts a 1,025 square foot single family residence located on the southwest corner of High Prairie Avenue and Walnut Falls Court. The house sits 23 feet from the front property line, is 5 feet from the south property line, and 10 feet, per the approval of ZC-22-0538, from the rear property line. The north side setback along the street is 5.65 feet at its closest point where 10 feet is required.

Floor Plans

The plan depicts a 2 story house. The first floor consists of a garage, seating area, half bathroom, and the kitchen. The second floor has 3 bedrooms, 2 full bathrooms, loft, 3 closets, and laundry room.

Applicant's Justification

The applicant acknowledges they are on an irregular lot and are trying to follow the footprint of the smallest model. They note that even though the closest northern edge is 5.65 feet from the corner property line, the rest of the setback is 16.82 feet.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|--|-----------------|----------------|
| ZC-22-0538 | Reclassified from R-3 to RUD zoning for a 27 lot single family subdivision with waiver for reduced rear yard setback, reduced open space, and reduced landscaping, and design review | Approved by BCC | January 2023 |
| TM-22-500181 | 27 lot subdivision | Approved by BCC | January 2023 |
| DR-0201-10 | 54 unit apartment complex | Denied by PC | September 2010 |
| WS-0039-08 | Setback reduction and design review for 54 unit apartment complex - expired | Approved by PC | March 2008 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|----------------------|---------------------------------------|----------------------------------|-----------------------------|
| North, South, & East | Compact Neighborhood (up to 18 du/ac) | RS2 | Undeveloped |
| West | Compact Neighborhood (up to 18 du/ac) | RM18 | Multiple 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.

Staff finds the request is minor in nature, reducing a setback to 5.65 feet adjacent to a small portion of stub street. That portion of the street only serves 2 lots so there should be no impact to the subdivision.

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 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTESTS:

APPLICANT: ISAAC SUMMERS

CONTACT: ISAAC SUMMERS, TOLL SOUTH LV LLC, 1140 N. TOWN CENTER DRIVE, SUITE 280, LAS VEGAS, NV 89144