

05/16/23 PC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT
(TITLE 30)

BUFFALO DR/TORINO AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0140-LJC PROPERTIES, LLC:

WAIVER OF DEVELOPMENT STANDARDS for street landscaping.

DESIGN REVIEW for a single family residential development on 4.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the east side of Buffalo Drive and the north side of Torino Avenue within Enterprise. JJ/md/syp (For possible action)

RELATED INFORMATION:

APN:

176-15-401-008 through 176-15-401-011

WAIVER OF DEVELOPMENT STANDARDS:

Allow alternative street landscaping with no detached sidewalk along Torino Avenue and Jerlyn Street where landscaping and a detached sidewalk are required per Table 30.64-1 and Figure 30.64-17.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 8764 S. Buffalo Drive
- Site Acreage: 4.9
- Number of Lots: 8
- Density (du/ac): 1.7
- Minimum/Maximum Lot Size (square feet): 20,041/22,326 (gross & net)
- Project Type: Single family residential development

Site Plans

The plans depict a single family residential development consisting of 8 lots on 4.9 acres with a density of 1.7 dwelling units per acre. The minimum and maximum lot sizes are 20,041 square feet and 22,326 square feet, respectively. The 8 residential lots take direct access from an internal 40 foot wide private street connecting to Jerlyn Street, a local and public street. The private street servicing the proposed residential development is oriented in an east/west direction and

terminates in a cul-de-sac bulb at the west portion of the site, adjacent to Lots 3 through 6. A 5 foot wide detached sidewalk is proposed along Buffalo Drive; however, no sidewalks are proposed along Torino Avenue and Jerlyn Street necessitating a waiver of development standards. Torino Avenue and Jerlyn Street will be developed to non-urban standards within the minimum paving (32 feet) for Air Quality Regulations; however, since the streets are local residential streets within a Rural Neighborhood Preservation (RNP) area, no waiver of off-site improvements are required. No increase in finished grade is proposed with this development. Floor plans and elevations are not provided with this application request as the lots will be developed with custom single family residences.

Landscaping

The plans depict a 15 foot wide landscape area, including a 5 foot wide detached sidewalk, adjacent to Buffalo Drive. The street landscape area includes trees, shrubs, and groundcover. A 4 foot wide landscape area, consisting of 24 inch box trees planted 20 feet on center, is provided along Torino Avenue and Jerlyn Street. The alternative landscaping along these local streets requires a waiver of development standards.

Applicant’s Justification

The applicant states the proposed single family residential development is located within a Rural Neighborhood Preservation Area (RNP-I) and, to preserve the rural characteristics of the neighborhood, a waiver for alternative street landscaping is requested. The applicant is requesting alternative street landscaping consisting of a 4 foot wide landscape area with no sidewalk.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassified the project site from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Undeveloped

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

Related Applications

Application Number	Request
TM-23-500032	A tentative map for an 8 lot single family residential development is a companion item on this agenda.
VS-23-0141	A vacation and abandonment for patent easements and right-of-way is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Comprehensive Planning

Waiver of Development Standards

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Staff typically does not support requests for alternative landscaping that includes eliminating the required detached sidewalk. However, the request for alternative landscaping along Torino Avenue and Jerlyn Street, consisting of a 4 foot wide landscape area with trees planted 20 feet on center, will allow the site to develop to rural street standards matching the existing developments within the area. Therefore, staff can support this request.

Design Review

Per Section 30.48.170 of the Code, the purpose of the Residential Neighborhood Preservation (RNP-I) Overlay District is to ensure that the character of rural development is preserved. The RNP-I Overlay requires an area designated within any of the various adopted land use plans be maintained as low density residential development not to exceed an overall density of 2 dwelling units per acre. Staff finds the proposed density of this single family residential development is compatible and consistent with the planned and existing uses in the immediate area. This portion of the request is compliant with Policy EN-1.1 (Neighborhood Integrity) and Policy EN-1.2 (Ranch Estate Neighborhood) of the Master Plan that encourages preserving the integrity of uniform neighborhoods and compatible in-fill development. Therefore, staff recommends approval.

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

- 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 final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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; and that this application must commence within 4 years of approval date or it will expire.

Public Works - Development Review

- Comply with approved drainage study PW22-16217;
- Traffic study and compliance;
- Right-of-way dedication to include 45 feet to the back of curb for Buffalo Drive, 30 feet for Torino Avenue, 30 feet for Jerlyn Street, and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way, and dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised that there is an active septic permit on APN 176-15-401-009; 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)

- No comment.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: JAMES OLIVER

CONTACT: JOE DOMINGUEZ, 7550 W. TORINO AVENUE, LAS VEGAS, NV 89113