

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0488-PARADISE SPA OWNERS ASSN:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce driveway width; **2)** eliminate curb return separation; **3)** reduce call box throat depth; **4)** allow non-standard improvements in the right-of-way; and **5)** reduce street width in conjunction with a proposed single-family residential development on 28.08 acres in an RS2 (Residential Single-Family 2) Zone.

Generally located east of Las Vegas Boulevard South and south of Serene Avenue within Enterprise. MN/hw/cv (For possible action)

RELATED INFORMATION:

APN:

List on file.

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the minimum width of the single-family residential driveways for Lots 12, 24, 26 through 35, Lots 37 through 42, Lots 165 and 166, and Lots 225 through 275 to 8.33 feet where 12 feet is the minimum required per Uniform Standard Drawing 222 and Section 30.04.08C (a 31% reduction).
2. Eliminate the separation between a single-family residential driveway and a curb return for Lots 1, 11, 25, 30, 42, 43, 92, 124, 141, 152, 164, 188, 189, 212, 213, 241, 242, and 275 where 12 feet are required per Uniform Standard Drawing 222 and Section 30.04.08C (a 100% reduction).
3. Reduce the throat depth of a call box along Haven Street to 76 feet where 100 feet is required per Uniform Standard Drawing 222.1 and Section 30.04.08C (a 24% reduction).
4. Allow non-standard improvements (landscaping) within the future right-of-way of Las Vegas Boulevard South where not permitted per Section 30.04.08C.
5. Reduce the width of the western half of the Haven Street right-of-way to 21 feet where 25 feet is required per Section 30.04.08D (a 16% reduction).

LAND USE PLAN:

ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 9457 Las Vegas Boulevard South
- Site Acreage: 28.08
- Project Type: Single-family attached & detached residential development
- Number of Lots: 78 (attached lots)/197 (detached lots)/275 (overall)

- Density (du/ac): 9.8
- Minimum/Maximum Lot Size (square feet): 1,723/8,681
- Number of Stories: 3 (detached)/2 (attached)
- Building Height (feet): 37 (detached maximum)/32 (attached maximum)
- Square Feet: 1,205 (minimum detached)/2,756 (maximum detached)/1,694 (minimum attached)/2,162 (maximum attached)
- Open Space Required/Provided: 55,000/59,240
- Parking Required/Provided: 605/982

Site Plans

The plans provided show a proposed single-family residential development with a mix of attached townhomes and detached homes located on a 28.08 acre site east of Las Vegas Boulevard South and south of Serene Avenue. The site will be subdivided into a total of 275 lots with 78 lots being dedicated to the attached townhomes and the remaining being for the detached homes.

The Haven Street driveway is 59 feet wide not inclusive of two, 5 foot wide landscape strips on each side with 5 foot wide detached sidewalks. The driveway is gated with 25.5 foot wide swinging gates on each side of an 8 foot wide median. The gates are set back 113 feet from Haven Street while the call box is set back 76 feet from Haven Street. The Haven Street entranceway runs east to west and connects with an interior private north-south street. The Richmar Avenue entranceway is an extension of an interior north-south private street. This entrance is 39 feet wide not inclusive of two, 5 foot wide landscape strips on the east side of the entranceway with a 5 foot wide detached sidewalk.

The driveways within the interior of the subdivision will generally meet the required width requirements except for the more narrow detached units. The smaller detached units found on Lots 12, 24, 26 through 35, Lots 37 through 42, Lots 165 and 166, and Lots 225 through 275 will only be 15 feet wide requiring driveways of 8.33 feet. Additionally, to accommodate the attached lots and various sized detached lots, some corner lot driveways will be located closer to the intersections within the subdivision. Lots 1, 11, 25, 30, 42, 43, 92, 124, 141, 152, 164, 188, 189, 212, 213, 241, 242, and 275 are shown to have no separation between the driveways and their respective curb returns. Finally, Haven Street is currently shown to be a 60 foot right-of-way with a 30 foot half-section to the east and west of the centerline. The applicant is proposing to vacate a total of 9 feet along the western portion of the west half of the street to allow existing utility lines to remain in place.

Applicant's Justification

The narrower detached homes include a covered entry porch which will not allow for a 12 foot wide driveway. Additionally, a 12 foot wide driveway with a 6 foot side offset would only leave 7 feet from the abutting lot. With an unpaired driveway that would only allow for a total of 14 feet between driveways, which would not allow for onsite street parking for visitors. The reduction in driveway width to 8.33 feet allows for onsite street parking and does not impact the single car garage approach for this product. The request for reduced curb return separation is justified as the reduction is needed to accommodate the attached townhomes with shorter driveways and the small lot detached products. Additionally, this request is for interior curb

returns behind the gate for the private residential streets. This request is in conformance with allowances previously made for like developments within a private gated community with minimal traffic. The reduction in call box throat depth is justified as the entry is wide enough to accommodate a resident only lane and a visitor lane. Therefore, only visitors to the development shall utilize the call box at the entry. Finally, the street width reduction is justified as Haven Street is not designated on the transportation map of the Master Plan and vacating 9 feet as opposed to 5 feet along Haven Street is in alignment with the existing curb location and allows for existing NV Energy power poles and streetlights to remain in their existing location.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-453-88	Restaurant within a commercial complex within a multi-family residential development - expired	Approved by BCC	February 1989
UC-302-88	Commercial offices within a portion of a commercial complex within a multi-family residential development - expired	Approved by PC	October 1988
ZC-3-85	Rezoned a portion of the site to R-V-P for a proposed recreational vehicle park - expired	Approved by BCC	February 1985
VC-421-83	Allowed the use of units within an existing multi-family residential development as short-term lodging	Approved by BCC	November 1983
UC-88-81	Established time sharing within an existing multi-family residential development	Approved by BCC	July 1982
VC-167-66	Place of worship within a multi-family residential development - expired	Approved by PC	September 1966
UC-62-64	Recreational and commercial complex within a multi-family residential development - expired	Approved by PC	November 1964

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use & Neighborhood Commercial	CR	Multi-family residential development (condominiums)
South	Entertainment Mixed-Use; Neighborhood Commercial; & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CR & RS3.3	Undeveloped, single-family attached residential development, & single-family detached residential development
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family detached residential development
West	Entertainment Mixed-Use & Open Lands	CR	Undeveloped

Related Applications

Application Number	Request
ZC-25-0487	A zone change to reclassify the site from RM18 to RS2 is a companion item on this agenda.
PUD-25-0489	A planned unit development for a 275 lot single-family attached and detached residential development is a companion item on this agenda.
VS-25-0490	A vacation and abandonment for portions of rights-of-way is a companion item on this agenda.
TM-25-500121	A tentative map for 275 single-family residential 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.

Public Works - Development Review

Waiver of Development Standards #1

Staff has no objection to the reduction of the residential driveway width. The lots are internal to the development and should see a lower volume of traffic.

Waiver of Development Standards #2

Staff finds the request to reduce the distance from the back of curb radius (BCR) to the driveway to be a self-imposed hardship. Due to the large number of homes this site will see high volumes of traffic and compliance with the standard is of utmost importance to ensure that those wishing to gain access to the driveways can do so safely. Staff cannot support this request.

Waiver of Development Standards #3

Although the throat depth distance to the call box does not comply with the minimum standard, the applicant has placed the gates farther into the site which will provide more room for vehicles to exit the right-of-way reducing stacking in the right-of-way to avoid collisions. Therefore, staff has no objection to this request.

Waiver of Development Standards #4

The applicant is responsible for maintenance and up-keep of any non-standard improvement; the County will not maintain any landscaping placed in the right-of-way. Staff can support waiver of development standards #4, but the applicant must execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

Waiver of Development Standards #5

Staff finds that the proposed reduced street widths will have no negative impact as Haven Street does not continue past Richmar Avenue and Serene Avenue. Therefore, staff has no objection to the reduction in street width.

Staff Recommendation

Approval of waivers of development standards #1 and #3 through #5; denial of waiver of development standards #2.

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:

- 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;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- Lots 1, 11, 25, 30, 42, 43, 92, 124, 141, 152, 164, 188, 189, 212, 213, 241, 242 and 275 to be allotted only a one (1) car garage;
- Right-of-way dedication for Las Vegas Boulevard South per RS-25-500044.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and 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 completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0018-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval of the waivers of development standards (for Lots 30 and 164 only).

APPROVALS:

PROTESTS:

APPLICANT: AMY RENEE GRAYBILL

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