

03/17/21 BCC AGENDA SHEET

SINGLE FAMILY DEVELOPMENT
(TITLE 30)

LINDELL RD/FRIAS AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0025-GAMEDAY LLC:

WAIVER OF DEVELOPMENT STANDARDS for wall height.

DESIGN REVIEWS for the following: **1)** single family residential development; and **2)** finished grade on 20.1 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the east side of Lindell Road and the north side of Frias Avenue within Enterprise. JJ/nr/jd (For possible action)

RELATED INFORMATION:

APN:

176-25-701-004; 176-25-701-007 through 176-25-701-009; 176-25-701-020; and 176-25-701-021

WAIVER OF DEVELOPMENT STANDARDS:

Increase wall height to 6 feet 8 inches where 6 feet is permitted per Section 30.64.020 (a 13.3% increase).

DESIGN REVIEWS:

1. A proposed single family residential development.
2. Increase finished grade for a single family residential development to 145.2 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 706.7% increase).

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 20.1
- Number of Lots/Units: 96
- Density (du/ac): 4.8
- Minimum/Maximum Lot Size (square feet): 5,433/12,257
- Project Type: Single family development
- Number of Stories: 1 to 3

- Building Height (feet): 17 (1 story), 27 feet 10 inches (2 story), 34 feet 7 inches (3 story)
- Square Feet: 2,180 to 4,820
- Parking Required/Provided: 192/192

Site Plans

The plans depict a single family residential subdivision consisting of 96 single family residential lots and 3 common lots. The lot sizes range in size from 5,433 square feet to 12,257(gross)/7,095 (net) with a density of 4.8 dwelling units per gross acre. The plans show the 3 common lots as landscape areas along Edmond Street, Frias Avenue, Lindell Road, and the gated entrance to the subdivision. A 50 foot wide Nevada Power easement is on the eastern property boundary. Access within the subdivision is provided by eight, 42 foot wide private streets. The streets include a 4 foot wide sidewalk on 1 side of the street. The increase in finished grade is located throughout the site, primarily along the north and the east, with additional portions on the western side of the site. Existing washes will be filled in order to provide proper drainage.

Landscaping

A 15 foot wide landscape area which includes a detached sidewalk is shown along Lindell Road. A 10 foot wide landscape area will be provided along with an attached sidewalk along Frias Avenue and a 17 foot wide landscape area will be provided along Edmond Street with attached sidewalk. Internal landscaping for the development includes 6 foot wide landscape areas with the attached sidewalks along the north and south of the subdivision blocks, and a 10 foot wide landscape area along the eastern boundary of the project site adjacent to a private street. Both sides of the entrance to the subdivision will have landscape strips, the north side will have a 17 foot wide landscape area with an attached sidewalk, and the south side will have a 17 foot wide landscape area without a sidewalk.

Elevations

The development will provide 4 different home models ranging from 1 story, 2 story, and 3 story models. The plans submitted by the applicant depict 4 different models with each type having potential elevation variations. The building materials consist of concrete tile roofs, and stucco finished walls on all sides of the models.

Floor Plans

The homes will range in size from 2,180 square feet to 4,820 square feet. The homes will have 2 to 3 car garages, various configurations, and room options.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the proposed single family development will be developed in accordance with Title 30. The increase in wall height is proposed for increased privacy for residents.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-1753-05	Increased wall heights in conjunction with a single family residential development - expired	Approved by PC	March 2006
TM-0314-05	237 single family residences - expired	Approved by PC	July 2005
ORD-0607-05	Standard Development Agreement - expired	Adopted by BCC	June 2005
VS-0206-05	Vacation of patent easements	Approved by PC	March 2005
WS-0207-05	Modification of street standards - expired	Approved by PC	April 2005
ZC-1517-03 (WC-0037-05)	Waived the condition for 30 feet to 60 feet right-of-way dedication of Haleh Avenue (northwest of proposed subdivision)	Approved by BCC	March 2005
ZC-2178-04	Reclassified 37.4 acres from R-E to R-2 zoning with reduced street widths	Approved by BCC	February 2005
UC-0497-01	Overhead power transmission line corridor that passes through a portion of this site	Approved by PC	June 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-2	Undeveloped single family residential
South	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
East & West	Residential Suburban (up to 8 du/ac)	R-2	Undeveloped

This site and the surrounding area are located in the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
VS-21-0026	Vacation of easements and rights-of-way is a companion item on this agenda.
WC-21-400008 (ZC-2178-04)	Waiver of conditions for street dedication and detached sidewalks is a companion item on this agenda.
TM-21-500005	Tentative map for a single family residential development 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

Current 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 can support the waiver to increase the screen wall height to 6 feet 8 inches. Staff finds that the increase will not adversely impact the surrounding properties since the walls will provide additional privacy for future residents. Similar requests have been approved for single family developments in the area; therefore, staff can support the request.

Design Reviews

The proposed R-2 zoned lots are larger than the minimum lot size required by Code for R-2 zoning. The design of the subdivision layout is consistent and compatible with approved and planned land uses in the area and staff finds the project conforms to Urban Specific Policy 10 of the Comprehensive Master Plan that encourages site designs to be compatible with adjacent land uses and off-site circulation patterns. Staff finds that the design of the elevations of the proposed residences with the variety in height, roof pitch, and pop-outs/enclosures complies with Urban Specific Policy 43 by providing a variety of elevations with articulated building facades. The varying roof slopes and architectural features for the residential models will create an aesthetically pleasing design with the development; therefore, staff can support this request.

Public Works - Development Review

Design Review #2

This design review represents the maximum grade difference along the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the McCarran 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 McCarran International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval. Approval of this application is contingent on approval of WC-21-400008 (ZC-2178-04).

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current 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

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements.
- Applicant is advised that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way and that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

Department of Aviation

- Applicant is advised 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 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.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GAMEDAY LLC

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