

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-25-0037-COUNTY OF CLARK (AVIATION):

DESIGN REVIEW for a single-family residential development on 4.18 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the southeast corner of Russell Road and Pioneer Way within Spring Valley. MN/nm/kh (For possible action)

RELATED INFORMATION:

APN:

163-34-101-005

LAND USE PLAN:

SPRING VALLEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.18
- Project Type: Detached single-family residential subdivision
- Number of Lots: 32
- Density (du/ac): 7.7
- Minimum/Maximum Lot Size (square feet): 3,498 (gross/net)/5,447 (gross/net)
- Number of Stories: 2 & 3
- Building Height (feet): Up to 35
- Square Feet: 2,847/4,004

Site Plan

The plan depicts a 4.18 acre site located south of Russell Road, west of Monte Cristo Way, and east of Pioneer Way. The applicant is proposing to develop the site as a 32 lot detached single-family residential subdivision with a density of 7.7 dwelling units per acre. Access to the subdivision is shown from Monte Cristo Way to the east via a 42 foot wide private street which terminates at a cul-de-sac. All lots will be oriented toward and get access from the private street.

Landscaping

The plan shows 15 foot wide common elements along all the public streets consisting of detached sidewalks and two, 5 foot wide landscape strips. Large trees and shrubs have been provided within the landscape strips to the Code standards.

Elevations

Several models consisting of 2 story and 3 story homes are proposed with this subdivision. The plans show the 2 story models at a maximum height of 26 feet, where 35 feet is the maximum height shown for the 3 story options. All models and elevations feature pitched tile roof, varied rooflines, stucco sidings, trims around doors and windows, and porch, where some also offer stone veneer on front elevation, covered patio, and balcony.

Floor Plans

The plans for 2 story models show 2 car garages, kitchen, family room, dining room, and flex room on first floors, and bedrooms/bathrooms and a loft on second floors. Floor plans for 3 story models feature 2 car garages, storage room, and game room or bedrooms/bathrooms on first floors, kitchen, family room, dining room, bedrooms/bathrooms on second floors, and game room or bedrooms/bathrooms on third floors.

Applicant's Justification

The applicant states the proposed development will offer 4 different housing plans with 3 separate elevations per plan. These plans include 2 story and 3 story homes. The target buyers are established families and next generation upgraded homebuyers.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, West, & South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Detached single-family residential
East	Compact Neighborhood (up to 18 du/ac)	RM18	PUD multi-family condominium development

Related Applications

Application Number	Request
ZC-25-0036	A zone change from RS20 to RS3.3 is a companion item on this agenda.
VS-25-0038	A vacation and abandonment of portions of rights-of-way is a companion item on this agenda.
TM-25-500006	A tentative map for 32 single-family residential lots and common 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

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or

undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Staff finds that the proposed development meets the requirements of the Code. Provided landscaping will enhance the area, while the architectural design is consistent with the other existing developments within the area. Therefore, staff can support the request.

Department of Aviation

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

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

- 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;
- Traffic study and compliance;
- Full off-site improvements;
- 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 devices.

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 at landuse@lasairport.com 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.

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;
- Applicant to show fire hydrant locations on-site and within 750 feet.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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 #0022-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: KENDRA SAFFLE

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVENUE, SUITE 100, LAS VEGAS, NV 89118