

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0139-COUNTY OF CLARK (AVIATION):

WAIVER OF DEVELOPMENT STANDARDS to reduce the street intersection off-set.
DESIGN REVIEW for a single-family residential development on 8.81 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the east and west sides of El Capitan Way and the south side of Rochelle Avenue within Spring Valley. JJ/MN/lm/kh (For possible action)

RELATED INFORMATION:

APN:

163-20-201-009; 163-20-604-002

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the street intersection off-set to 18 feet along El Capitan Way where a minimum of 125 feet is required per Section 30.04.08F (an 86% reduction).

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: 8.81
- Project Type: Single-family residential development
- Number of Lots/Units: 50 (total)/25 (APN 163-20-604-002)/25 (APN 163-20-201-009)
- Density (du/ac): 5.67 (total)/5.72 (APN 163-20-604-002)/5.63 (APN 163-20-201-009)
- Minimum/Maximum Lot Size (square feet): 5,025/7,334 (APN 163-20-604-002)/5,136/7,761 (APN 163-20-201-009)
- Number of Stories: 2
- Building Height (feet): 25 up to 29
- Square Feet: 2,940 to 3,072

Site Plan

The plans depict 2 single-family residential developments consisting of 50 lots and 6 common lots on 8.81 acres with a total density of 5.67 dwelling units per gross acre. The minimum and maximum net lot sizes are 5,025 square feet and 7,761 square feet, respectively. Access to both portions of the development is provided from El Capitan Way to the east of APN 163-20-604-002, and the west of APN 163-20-201-009. All internal streets are 42 foot wide private streets

with curb and gutter and a 4 foot wide sidewalk on 1 side of the street. The access street intersects with a second private street that terminates as cul-de-sacs to the north and south of each site. The waiver for the reduced street intersection off-set is proposed at 18 feet from the centerline of Tahoe Shore Avenue and is located on APN 163-20-604-002 (TM-25-500031).

Landscaping

A landscape area consisting of a 5 foot wide detached sidewalk with a 5 foot wide landscaping strip on each side is proposed along El Capitan Way, Rochelle Avenue, and Peace Way. The street landscaping consists of large trees, shrubs, and ground cover, to Code standards.

Elevations

There are 3 home plans which depict 2 residences which have an overall height 25 feet up to 29 feet. Each home has 4 elevation types. The elevations on all 4 sides have a combination of stucco, concrete tile roofs, stone veneer, soffit elements, fascia returns, overhangs, off-set roof lines, a variety of garage door patterns, window casings, and other architectural features.

Floor Plans

The plans depict 4 to 6 bedrooms, 2 to 3 bathrooms, and a variety of living spaces. Each home will have a minimum 2 car garage.

Applicant's Justification

The applicant indicates the target buyers are established families and next gen upgraded home buyers. The applicant also indicates that the requested reduced street intersection off-set is minimal enough for cars to travel across from entrance to entrance while remaining in the same lane.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|--|-----------------|---------------|
| VS-1706-95 | Vacated and abandoned University Avenue and patent easements | Approved by BCC | December 1995 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|-------|--|----------------------------------|---|
| North | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS3.3 | Single-family residential |
| South | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS5.2 | Single-family residential |
| West | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS3.3 & RS5.2 | Single-family residential & undeveloped |
| East | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Public Use | RS3.3 & RS20 | Single-family residential & undeveloped |

Related Applications

| Application Number | Request |
|---------------------------|---|
| ZC-25-0138 | A zone change to reclassify APN 163-20-201-009 and 163-20-604-002 from RS20 to RS3.3 is a companion item on this agenda. |
| VS-25-0137 | A vacation and abandonment for easements and rights-of-way on APN 163-20-201-009 and 163-20-604-002 is a companion item on this agenda. |
| TM-24-500029 | A tentative map for 25 single-family residential lots on APN 163-20-201-009 is a companion item on this agenda. |
| TM-25-500031 | A tentative map for 25 single-family residential lots on APN 163-20-604-002 is a companion item on this agenda. |
| ZC-25-0193 | A zone change to reclassify APN 163-20-501-003 from RS20 to RS3.3 is a related item on this agenda. |
| DR-25-0195 | A design review on APN 163-20-501-003 for a single-family residential development is a related item on this agenda. |
| VS-25-0194 | A vacation and abandonment for easements and rights-of-way on APN 163-20-501-003 is a related item on this agenda. |
| TM-25-500030 | A tentative map on APN 163-20-501-003 for 32 single-family residential lots is a related 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**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.

Design Review

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 the architectural features provided with the homes meet the minimum Code requirements. However, staff cannot support the waiver for the south eastern portion of the development (APN 163-20-604-002). While staff cannot support that portion of the design

review, staff can support the design review for the northwestern portion of the development (APN 163-20-201-009).

Public Works - Development Review

Waiver of Development Standards

Staff cannot support the request to the reduction in the street intersection off-set between Tahoe Shore Avenue and Street A. The reduction will cause conflict between the vehicles leaving the site and vehicles turning from Tahoe Shore Avenue. There is no reason why applicant cannot meet the standard requirement as the site is a vacant parcel.

Staff Recommendation

Approval of design review for APN 163-20-201-009; denial of waiver of development standards and design review for APN 163-20-604-002.

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:

- 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 together with a subdivision map 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.

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.

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 Numbers 0024-2025, 0025-2025 and 0026-2025 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Spring Valley - denial.

APPROVALS:

PROTESTS:

APPLICANT: KENDRA SAFFLE

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