

02/16/22 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT
(TITLE 30)

GOMER RD/FORT APACHE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0729-HORIZON WEST HOMES, LLC:

WAIVER OF DEVELOPMENT STANDARDS to reduce street width.

DESIGN REVIEWS for the following: **1)** finished grade; **2)** hammerhead street design; and **3)** single family residential development on 1.1 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the south side of Gomer Road, 620 feet east of Fort Apache Road within Enterprise. JJ/jad/jo (For possible action)

RELATED INFORMATION:

APN:

176-29-101-002

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the width of a private street leading to a hammerhead to 38 feet where 41 feet is the minimum per Uniform Standard Drawing 212 (a 7% reduction).

DESIGN REVIEWS:

1. Increase the finished grade to 41 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 14% increase).
2. Allow a private street to terminate in a hammerhead design where a radius cul-de-sac per Uniform Standard Drawing 212.1 is preferred per Section 30.56.080.
3. Single family residential development.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.1
- Number of Lots: 8
- Density (du/ac): 7.5
- Minimum/Maximum Lot Size (square feet): 3,609/5,327

- Project Type: Single family development
- Number of Stories: 2
- Building Height: 25 feet, 8 inches
- Square Feet: 2,291 to 2,523

History

In October of 2017, ZC-0659-17 was approved for R-2 zoning for an 8 lot single family residential development. While waiver of development standards for reduced front yard setbacks, reduced private street width, and modified street standards were requested, the requests were subsequently withdrawn. The design review was approved subject to the plans dated October 17, 2017. The applicant now proposes a new design for the subdivision and due to the previous condition, there is a companion item to waive the condition to develop per the previous plan.

Site Plans

The plans depict an 8 lot single family residential development. The lots are accessed from a 38 foot wide private street which runs north/south beginning at the intersection with Gomer Road and extends south, terminating in a hammerhead cul-de-sac. Four lots are located on both the east and west sides of the street. The plans show an R-curb and gutter, and sidewalks are not provided on either side of the street. Two common lots are located on the northern portion of the development, along Gomer Road, 1 on each side of the private street. A 23.5 foot Nevada Energy easement runs along the south property line of the development. The buildings are oriented east to west, and will meet setbacks per Chapter 30.40, with decorative pavers for the driveways.

Landscaping

Fifteen foot wide landscaped common lots are located behind an attached sidewalk along Gomer Road. The attached sidewalks are consistent with the attached sidewalks adjacent to the development. The landscape areas consist of trees, shrubs, and groundcover. The Bottletree and Raywood Ash are not recommended trees per the SNWA/SNRPC Regional Plant list; therefore, the applicant will revise the trees to comply with the list. The plans indicate there is no longer a need for increased wall height.

Elevations

Two models are shown for the development and each model has 2 elevation options. The buildings are 2 story, 25 feet 8 inches in height with a concrete tile roof. The exterior elevations consist of stucco with a stone veneer option.

Floor Plan

One model is 2,291 square feet and the other is 2,523 square feet. Both models provide the standard residential elements including, kitchen, family room, and bedrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates a reduced street width of 37 feet was approved via ZC-0659-17 and the current proposal is 1 foot wider than previously approved. The hammerhead design is crucial for this site since it is an in-fill development and it will allow the lots on the terminus to have adequate space and a regularly shaped lot. The increase in grade is required due to drainage requirements.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0659-17	Reclassified to R-2 zoning for an 8 lot residential subdivision with a waiver for increased wall height	Approved by BCC	October 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential
South & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) (Mountains Edge)	R-2	Single family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RUD	Single family residential

Related Applications

Application Number	Request
WC-21-400185 (ZC-0659-17)	A request to waive the condition requiring the development to comply with the approved plans is a companion item on this agenda.
TM-21-500208	A tentative map for 8 single family residential lots 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.

Design Reviews #2 & #3

The design of the elevations of the homes provides varied architectural elements and meets the required setbacks. While the hammerhead street design is not preferred for traffic circulation for emergency response, the hammerhead design has been previously approved. Therefore, staff recommends approval of these design reviews.

Public Works - Development Review

Waiver of Development Standards

Staff has no objection to the reduced width of the private street. A 38 foot wide street section with R-curb is permitted for private streets that are not hammerheads or cul-de-sacs. Staff finds that an additional 3 feet of width to make the street 41 feet wide will not provide any benefit for the subdivision.

Design Review #1

This design review represents the maximum grade difference within 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.

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:

Current Planning

- 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;
- Full off-site improvements.

- Applicant is advised 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: HORIZON WEST HOMES, LLC

CONTACT: DWYER ENGINEERING, 7310 SMOKE RANCH RD., SUITE E, LAS VEGAS,
NV 89128