

08/18/21 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

OWENS AVE/LOS FELIZ ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0348-PAVILOS FAMILY TRUST ET AL:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increased retaining wall height; and **2)** reduced street intersection off-set.

DESIGN REVIEWS for the following: **1)** single family residences; and **2)** finished grade on 14.3 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the north side of Owens Avenue and the west side of Los Feliz Street within Sunrise Manor. MK/jor/jd (For possible action)

RELATED INFORMATION:

APN:

140-23-401-003; 140-23-401-004; 140-23-403-005 through 140-23-403-010

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the retaining wall height to 9.5 feet where 3 feet is the maximum allowed per Chapter 30.64.050 (a 216% increase).
2. Reduced street intersection off-set to 117 feet where 125 feet is required per Chapter 30.52.052 (a 6% decrease).

DESIGN REVIEWS:

1. Single family residential.
2. Increase finished grade to 108 inches (9 feet) where a maximum of 18 inches is the standard per Section 30.32.040 (a 500% increase).

LAND USE PLAN:

SUNRISE MANOR - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Acreage: 14.3
- Number of Lots: 20
- Density (du/ac): 1.4
- Minimum/Maximum Lot Size (square feet): 20,040/16,256 (minimum gross and net) 24,800/18,916 (maximum gross and net)
- Project Type: Single family residential development

- Number of Stories: 1
- Building Height (feet): 19
- Square Feet: 2,100 to 3,500

Site Plan

The site plan depicts a 20 lot single family residential development on 14.3 acres with a density of 1.4 dwelling units per acre. The development is located on the north side of Owens Avenue, west of Los Feliz Street, and east of Easement Lane. The proposed development is shaped in a half circle loop oriented in a clock-wise direction with a 4 lot cul-de-sac (not a part of this project) adjacent to Easement Lane. There is also a 20 foot wide public drainage easement oriented north to south which runs through Lot 2 and Lot 19 which will be relinquished. Lastly, the development will consist of a 43 foot wide private street which will include a 4 foot wide sidewalk on 1 side of the street.

The applicant is requesting to increase the finished grade to 9 feet where 18 inches is the maximum allowed per Title 30. Per the applicant, there is a total of 40 feet of grade difference east to west from Los Feliz Street to Easement Lane, and a 30 foot grade difference from the northern portion of the site to the southern portion of the development. The cross-section plans show that proposed cut and fill of the soil is necessary for the pad sites of the proposed residential lots; therefore, increasing the finished grade will accommodate proper drainage away from the existing 4 lot cul-de-sac to the west. The applicant is also requesting to increase the retaining wall height to a maximum of 9.5 feet along the south property line of Lot 14 where 3 feet is the maximum allowed per Title 30. Furthermore, a reduction for street intersection off-set to 117 feet where 125 feet is required is located on the southwest corner of the development Owens Avenue and Wicham Street (private street). Lastly a design review for proposed single story residences is also a part of this application.

Landscaping

The landscape plan depicts a 6 foot wide landscape easement with 24 inch box trees and 5 gallon shrubs along the easternmost property line of the development (adjacent to Los Feliz Street), the southernmost property line (adjacent to Owens Avenue), and the west property lines of Lots 12, 13, 20, and Lot 1.

Elevations

Plans depict single story homes with an overall height of 19 feet. Exterior finishes include stucco walls, stucco pop-outs, and stone veneer accent walls.

Floor Plans

Submitted floor plans include 2 to 3 car garages, bedrooms, bathrooms, kitchens, and living rooms.

Applicant's Justification

The submitted justification letter states the proposed single family residential development is not intrusive to the existing neighborhood, since only 20 lots will be developed with single story homes on-site with perimeter landscaping and the development meets the required density. Furthermore, due to the existing grade differences at a maximum of 40 feet, the increase in

finished grade is necessary to accommodate much needed drainage. Per the applicant the increase in retaining wall height is created due to the existing topography of the site which falls from east to west at a 10% grade. Furthermore, the existing topography has a minimum of 10 feet of elevation difference between the existing homes and existing grade on-site at the midpoint of the adjacent proposed lots. The applicant is proposing pad sites that are as close to the existing ground elevation as possible. The proposed reduced street intersection off-set does not create unsafe vehicular turning movements since the off-set is not from an opposing intersection on Easement Lane, but is instead off-set north from Owens Avenue. There will be a stop sign placed at the intersection of Wicham Street (private street) and Easement Lane with adequate sight visibility.

Prior Land Use Requests

| Application Number | Request | Action | Date |
|---------------------------|--|----------------|-------------|
| VS-0243-06 | Vacated and abandoned portions of rights-of-way and a 20 foot wide drainage easement - expired | Approved by PC | May 2006 |
| TM-0093-06 | Single family residential subdivision - expired | Approved by PC | May 2006 |

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|---------------|---|------------------------|---|
| North & South | Rural Neighborhood Preservation (up to 2 du/ac) | R-E | Undeveloped |
| East | Rural Neighborhood Preservation (up to 2 du/ac) | R-E | Single family residential & undeveloped |
| West | Rural Neighborhood Preservation (up to 2 du/ac) | R-E | Single family residential |

Related Applications

| Application Number | Request |
|---------------------------|---|
| TM-21-500109 | A tentative map for 20 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

Waivers 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.

Waiver of Development Standards #1

The submitted cross sections show that there is an existing grade differential of 40 feet from east to west from Los Feliz Street to Easement Lane, and a 30 foot grade difference from the northern portion of the site to the southern portion of the development. Staff does not object to the increase in retaining wall height since the retaining walls will be utilized to accommodate the proposed finished grades for the residential lots and necessary drainage within the development.

Design Review #1

The submitted plans show single story residential designs that are harmonious to the surrounding neighborhood and will not negatively impact the site. The designs of the homes are architectural compatible to one another and are aesthetically pleasing. Staff supports this request.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to the reduction in the street intersection off-set between Owens Avenue and Wicham Street. The proposed 20 lot subdivision should see a low volume of traffic.

Design Review #2

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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;
- Right-of-way dedication to include a 54 foot property line radius on the southeast portion of the site;
- Coordinate with Public Works - Design Division for the Jim McGaughey Detention Basin, Collection, and Outfall project;
- Dedicate any right-of-way and easements necessary for the Jim McGaughey Detention Basin, Collection, and Outfall project.
- 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.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTESTS:

APPLICANT: EDDIE DUENAS

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