

01/18/23 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

DURANGO DR/VERDE WAY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**ZC-22-0662-RAINY DAY INVESTMENTS LLC & NEVADA TRUST COMPANY CUST
FBO MCMENEMY RON S:**

ZONE CHANGE to reclassify 1.9 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-1 (Single Family Residential) Zone.

WAIVER OF DEVELOPMENT STANDARDS to increase wall height.

DESIGN REVIEWS for the following: **1)** single family residential subdivision; and **2)** finished grade.

Generally located on the south side of Verde Way and the west side of Durango Drive within Lone Mountain (description on file). RM/bb/syp (For possible action)

RELATED INFORMATION:

APN:

125-32-804-002

WAIVER OF DEVELOPMENT STANDARDS:

Increase perimeter wall height to 10.5 feet (4.5 foot retaining wall and 6 foot screen wall) where 9 feet (3 foot retaining wall and 6 foot screen wall) is the maximum per Section 30.64.050 (a 17% increase).

DESIGN REVIEWS:

1. A detached single family residential development.
2. Increase finished grade to 4.5 feet where a maximum of 3 feet is the standard per Section 30.32.040 (a 50% increase).

LAND USE PLAN:

LONE MOUNTAIN - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.9
- Number of Lots: 6
- Density (du/ac): 3.2
- Minimum/Maximum Lot Size (square feet): 10,840/13,231

- Project Type: Detached single family residential
- Number of Stories: 1 & 2
- Building Height (feet): Up to 25
- Square Feet: 2,752 to 3,226
- Open Space Required/Provided: N/A
- Parking Required/Provided: 12/12

Site Plan

The site plan depicts a 6 lot single family residential subdivision. Access is provided by a 40 foot wide private street that connects to Verde Way on the north side of the site and terminates in a cul-de-sac on the south side of the site. A 30 inch modified roll curb is proposed with the private street, and all of the lots take access from the new private street. The property grade is higher on the west side and lower on the east side.

Landscaping

A 15 foot wide landscape strip is provided along Durango Drive, which includes a 5 foot wide landscape strip, a 5 foot wide detached sidewalk, and a 5 foot wide landscape strip. One common lot with landscaping is located on the east side of the entrance to the subdivision, and a second common lot along Verde Way includes street landscaping for the proposed development. A 6 foot landscape area is adjacent to the proposed attached sidewalk along Verde Way.

Increased retaining wall heights are proposed on the east and south sides of the subdivision, which requires a waiver of development standards. Up to a 4.5 foot retaining wall with a 6 foot screen wall is proposed on the east and south sides of the site, adjacent to Durango Drive and an existing undeveloped single family residential lot. The north and west sides of the development are adjacent to Verde Way and the undeveloped portion of a 2 acre R-E single family lot.

Elevations

The 21 foot to 23 foot high, single story residences consist of painted stucco, stone veneer, pitched concrete tile roofs, building pop-outs, and architectural enhancements to the windows and doors. Each residence includes a 3 car garage. The 2 story elevation is 25 feet in height with a 3 car garage.

Floor Plans

The single family residences range in size from 2,752 square feet to 3,226 square feet. All homes include a 3 car garage and minimum 20 foot driveways that can park 2 vehicles.

Signage

Signage is not a part of this request.

Applicant's Justification

According to the applicant, the R-1 zoning will provide an appropriate transition from the adjacent R-E zoned property, and will be consistent and compatible with the existing surrounding uses. Both the design review to increase finished grade and the waiver of development standards to increase the height of the retaining and combined walls are necessary due to the topography of the site, which falls approximately 6 feet from west to east. The

development will provide much needed full off site improvements. This design sets the pad elevations and results in the additional fill and retaining walls.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E (RNP-I)	Single family residential
East	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E (RNP-I)	Single family residential & undeveloped
South	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E (RNP-I)	Undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential

Related Applications

Application Number	Request
VS-22-0663	A request to vacate 5 feet of Durango Drive right-of-way for a detached sidewalk is a companion item on this agenda.
TM-22-500219	A tentative map for a 6 lot detached single family residential subdivision 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

Zone Change

The conforming zone boundary amendment is within the range of residential densities anticipated for the site by the Master Plan policy's 1.5.1 and 1.5.2 and the Lone Mountain Interlocal Agreement for Exception Area B development. Large lot R-1 zoning will provide an appropriate transition from existing R-E single family uses in the surrounding area. This is consistent with Lone Mountain Policy LM 1.2, which encourages neighborhood integrity for in-fill development that transitions from higher intensity uses. As a result, staff can support this request.

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.

Waiver of Development Standards & Design Review #1

Policy LM-2.5 discourages excessive barrier walls along roads and between properties; However, the increased retaining wall heights are necessary to develop this in-fill parcel, which is surrounded by existing single family residential uses on 3 sides with 2 adjacent existing roads. The increase in retaining wall and combined wall height is less than a 1.5 foot increase. The proposed subdivision layout, home sizes, and the variety of exterior elevations are harmonious with the surrounding development. Furthermore, 3 of the 4 floor plans are proposed as single story homes, which will improve privacy and aesthetics between the proposed houses and the adjacent existing single family homes. Therefore, staff can support the request with a condition for single story homes only on the west side lots.

Public Works - Development Review

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- 1 story homes only on lots adjacent to the west and south boundary;
- Certificate of Occupancy and/or business incense shall not be issued without final zoning inspeciton.
- 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 the waiver of development standards and design reviews must commence within 4 years of approval date or they 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; and 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and that for any sanitary sewer needs, applicant is advised to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RAINY DAY INVESTMENTS

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