

## 03/19/25 BCC AGENDA SHEET

### PUBLIC HEARING

#### APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

#### **WS-25-0103-WHITTLE OLIVIA FAMILY TRUST & WHITTLE OLIVIA TRS:**

**WAIVER OF DEVELOPMENT STANDARDS** for modified driveway design standards.

**DESIGN REVIEW** for a proposed single-family residential development in conjunction with an existing single-family residence on 3.02 acres in an RS3.3 (Residential Single-Family 3.3) Zone and an RS20 (Residential Single-Family 20) Zone.

Generally located on the north side of Eldorado Lane and the east side of McLeod Drive (alignment) within Paradise. JG/hw/kh (For possible action)

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#### RELATED INFORMATION:

##### **APN:**

177-12-502-003

##### **WAIVER OF DEVELOPMENT STANDARDS:**

Reduce the separation between a residential driveway and a curb return to 3 feet where 12 feet is the minimum per Uniform Standard Drawing 222 and Section 30.04.08C (a 75% reduction).

##### **LAND USE PLAN:**

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

WINCHESTER/PARADISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

##### **BACKGROUND:**

##### **Project Description**

###### General Summary

- Site Address: 3120 E. Eldorado Lane
- Site Acreage: 3.02
- Project Type: Single-family detached residential subdivision
- Number of Lots: 14
- Density (du/ac): 1 (RS20 portion)/6.25 (RS3.3 portion)/4.63 (overall)
- Minimum/Maximum Lot Size (square feet): 3,680/43,560
- Number of Stories: 2
- Building Height (feet): 28
- Square Feet: 2,176 (minimum)/2,385 (maximum)

###### Site Plans

The plans depict a 14 lot single-family detached residential development located at the northeast corner of Eldorado Lane and the McLeod Drive alignment. The plans show the overall site is 3.02 acres and will be divided into two portions with 13 RS3.3 lots located on the eastern 2.02

acres and 1 RS20 lot located on the western acre of the site. The overall density of the site is 4.63 dwelling units per acre with the eastern portion of the site having a density of 6.25 dwelling units per acre and the western portion having a density of 1 dwelling unit per acre. The lots in the eastern portion of the site range in size from 3,680 square feet up to 5,669 square feet with lots generally measuring 34 feet to 53 feet wide and 92 feet to 123 feet long. The lot in the west portion of the site is 1 acre in size and measures approximately 212 feet wide by 203 feet long.

The eastern portion of the subdivision will have access through a 43 foot wide private street that will take access from Eldorado Lane. The plans show the private street will have an entrance road that runs north to south that will access another 43 foot wide private streets that runs east to west extends the length of the subdivision. A 43 foot wide stub street will run south off of the main east-west private street, approximately 125 feet west of the entrance street, and will extend 55 feet south. The western lot will directly access Eldorado Lane. The plans show the provided driveways will be at least 20 feet long. The driveway on Lot 13 will be set back 3 feet south of the main east-west street which is the subject of the waiver. All private streets are shown with 4 foot wide attached sidewalks, while 5 foot wide detached sidewalks are provided along Eldorado Lane. A total of 31 parking spaces are required with a total 56 parking spaces provided overall.

#### Landscaping

The plan depicts street landscaping along Eldorado Lane in a 15 foot wide landscape area within proposed common elements. Landscaping along the street consists of a 5 foot wide landscape strip along the street, followed by a 5 foot wide detached sidewalk, and then followed by another 5 foot wide landscape area. The plans show the landscape area will contain Desert/Flooded Gum (*Eucalyptus rudis*) trees, large trees as defined by Title 30, staggered, where possible, on each side of the sidewalk with a tree every 30 feet on center. Overall, a total of 20 trees are provided along Eldorado Lane where 20 trees are required.

#### Elevations

The elevations show 2 different floor plan models with 3 different possible exterior designs for the homes. Each exterior corresponds with either a Modern, Spanish Contemporary, or Craftsman style. All models are 2 stories tall. All homes will have a maximum height of 28 feet tall, and consist of painted stucco, gabled and split pitch roofs with concrete tile shingles, window accents and recessing, variations in roofline, and building pop-outs and extensions. A covered entry porch, stone veneer, various shutter styles, and significant fenestration are shown.

#### Floor Plans

The models shown range in size from 2,176 square feet up to 2,385 square feet including garage, porch, and optional spaces, spread across 2 stories. Each model has 3 to 4 bedrooms with options that include walk-in closets, ensuite bathrooms, large living and dining spaces, game rooms, additional bedrooms, and gourmet kitchens. All homes have garage space for 2 cars with space for 2 cars in the driveway.

#### Applicant's Justification

The applicant states the property is surrounded by RS3.3 subdivisions to the north, east, and west and the larger lot in the western portion of the site is being used to buffer the site from the more rural lots to the west. The applicant further states a common element separates the lots along

Eldorado Lane from the street. The minimum lot size required is 3,300 square feet and the minimum in this subdivision is 3,680 square feet and there are proposed detached sidewalks along Eldorado Lane. The applicant proposes 2 model homes with 3 separate elevations per home, for a total of 6 home designs. Finally, the applicant indicates the waiver for reduced separation between the curb return and the driveway for Lot 13 is needed due to the size of the overall site and there being no other place to put the driveway due to the shape of the lot and its location within the subdivision.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ZC-0383-16	Reclassified the site from R-D and R-1 zoning to R-E zoning to maintain accessory agricultural uses in conjunction with an existing single-family residence	Approved by BCC	July 2016
VS-0791-15	Vacated and abandoned a portion of McLeod Drive along the western portion of the subject site - recorded	Approved by PC	January 2016
TM-0346-05	61 lot single-family residential subdivision - expired	Approved by PC	July 2005
VS-0184-03	Vacated and abandoned a portion of McLeod Drive between Thurman Avenue and Eldorado Lane - expired	Approved by BCC	March 2003
WS-1867-02	Reduced street intersection off-sets in conjunction with a proposed single-family residential subdivision - expired	Approved by PC	February 2003
TM-0536-02	66 lot single-family residential subdivision - expired	Approved by PC	February 2003
ZC-1660-02	Reclassified the site from R-E, R-D, and R-1 zoning to R-E and R-2 zoning for a single-family subdivision - expired for subject site	Approved by BCC	January 2003
VS-0205-94	Vacated and abandoned a portion of McLeod Drive along the western portion of the subject site - expired	Approved by BCC	May 1994
ZC-0206-94	Reclassified the site from R-E to R-1a zoning and R-D zoning for a 14 lot single-family subdivision	Approved by BCC	May 1994

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Ranch Estate Neighborhood (up to 2 du/ac)	RS3.3 & RS20	Single-family detached residential
South	City of Henderson	RS-6	Single-family detached residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family detached residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Single-family detached residential

## **Related Applications**

<b>Application Number</b>	<b>Request</b>
ZC-25-0101	A zone change of a portion of the site from RS20 to RS3.3 zone is a companion item on this agenda.
VS-25-0102	A vacation and abandonment of a portion of right-of-way being Eldorado Lane is a companion item on this agenda.
TM-25-500023	A tentative map for a 14 lot single-family residential subdivision 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**

##### 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 uses 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.

The proposed single-family subdivision is proposing a variety of different housing options that should help prevent monotony by providing enough models when compared to the number of lots within the subdivision. This should allow for different architectural styles that should keep the streetscape interesting. The proposed homes are similar in scale and size to the surrounding area and use materials and colors typical of the southwestern United States. Additionally, the use of the larger lot along the western portion of the site should also help buffer the more rural neighborhood to the west with the more suburban development to the east while maintaining the character of the western neighborhood. The site is well parked with 4 spaces provided for each lot. The landscaping along the street is sufficient to shade the provided detached sidewalk, reducing heat islands effects. Finally, the single-family subdivision will support Master Plan Policies 1.3.1, 1.4.4, and 1.4.5 and Winchester/Paradise Specific Policies WP-1.5, which all support the development of compatible and continuous residential developments within in-fill areas of existing neighborhoods. With that said, staff could support the request, however since Public Works is not supporting the waiver staff cannot support the design review.

**Public Works - Development Review****Waiver of Development Standards**

Staff cannot support the request to the reduction of the separation between a residential driveway and a curb return for Lot 13. The reduction increases the chance of vehicle collisions from vehicles entering the community from Eldorado Lane with vehicles backing out of the driveway of Lot 13. Staff recommends a redesign of Lot 13 as to not allow the driveway to front Road "C" to reduce any possibility of vehicle collisions.

**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**

Denial.

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;
- Applicant to redesign Lot 13 so driveway does not front Road "C";
- 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](mailto: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 is advised that fire/emergency access must comply with the Fire Code as amended.

**Southern Nevada Health District (SNHD) - Engineering**

- Applicant is advised that there is an active septic permit on APN 177-12-502-003; to connect to municipal sewer and remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the system has been properly removed.

**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](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0457-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Paradise - approval (waiver of development standards request be removed).

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** RICHMOND AMERICAN HOMES OF NEVADA

**CONTACT:** KIMLEY HORN, 6671 LAS VEGAS BOULEVARD SOUTH, SUITE 320, LAS VEGAS, NV 89119