

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0558-RAINY DAY INVESTMENTS, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce street landscaping; **2)** alternative lot orientation; **3)** reduce street intersection off-set; **4)** allow attached sidewalks; **5)** reduce driveway separation; and **6)** increase the number of dwelling units on private stub streets.

DESIGN REVIEW for a single-family residential development on 2.42 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the north side of Sahara Avenue and the west side of Marion Street within Sunrise Manor. TS/rg/kh (For possible action)

RELATED INFORMATION:

APN:

161-05-410-220 through 161-05-410-223; 161-05-410-236; 161-05-410-237

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the width of landscape strips along Cincinnati Avenue, Louise Street, and Marion Street to 6 feet where a minimum of 10 feet is required per Section 30.04.01D (a 40% reduction)
- b. Reduce the width of the landscape strip along Sahara Avenue to 8.5 feet where a minimum of 10 feet is required per Section 30.04.01D (a 15% reduction).
2. Allow for the alternative yard with the front yard of Lot 1 to be located along the southern property line where the front yard would otherwise be along the eastern property line per Section 30.02.25.
3. Reduce the street intersection off-set to 55 feet where a minimum of 125 feet is required per Section 30.04.08F (a 56% reduction).
4. Allow attached sidewalks where detached sidewalks are required per Section 30.04.08C.
5. Reduce the separation from the back of curb to a driveway to 6 feet where a minimum of 12 feet is required per Uniform Standard Drawing 222 (a 50% reduction).
6. Allow 8 dwelling units where 6 dwelling units is the maximum allowed on a private stub street less than 150 feet in length per Section 30.04.08E (a 33% increase).

PROPOSED LAND USE PLAN:

SUNRISE MANOR - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A

- Site Acreage: 2.42
- Project Type: Single-family residential development
- Number of Lots/Units: 21
- Density (du/ac): 8.68
- Minimum/Maximum Lot Size (square feet): 3,302/4,508 (net)/3,786/5,325 (gross)
- Number of Stories: 1 & 2
- Building Height (feet): 14 to 27
- Square Feet: 1,208 to 2,328

Site Plan

The plans depict a single-family residential development consisting of 21 lots and 1 common lot on 2.42 acres with a density of 8.68 dwelling units per gross acre. The minimum and maximum net lot sizes are 3,302 square feet and 4,508 square feet, respectively. There are 3 access points to the proposed development via Cincinnati Avenue only. All internal streets are private streets with curb and gutter that terminate as stub streets. Due to the design of Lot 1, this application includes a request to allow the southern property line to be used for the front yard. This will allow a tract home to be developed on the site while allowing the future homeowner to add fences, walls, and accessory structures without additional waivers.

Landscaping

A 6 foot wide landscape strip is proposed along Cincinnati Avenue, Louise Street, and Marion Street. An 8.5 foot wide landscape strip is proposed along Sahara Avenue. The street landscaping consists of trees, shrubs, and ground cover, except along Sahara Avenue where a utility easement prohibits the use of trees over 8 feet in height. Therefore, only shrubs and ground cover are shown along Sahara Avenue.

Elevations

The plans depict a 14 foot high single-story home and four, 2 story models that are 24 to 27 feet in height. Each home has 3 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 3 to 5 bedrooms, 2 to 3 bathrooms, and a variety of living spaces. Each home will have a 2 car garage.

Applicant's Justification

The applicant states the traffic level on Cincinnati Avenue, Louise Street, Marion Street, and Sahara Avenue are manageable and do not foresee any significant impact from the proposed reduction in landscape width. The proposed development is situated in a region where most of the construction has already been completed. This subdivision is in an area with low traffic flow. The attached sidewalk being proposed aligns with the overall design and aesthetics of the existing neighborhood surrounding the proposed subdivision and will not have an adverse impact on the walkability or safety of the development. The request for the 6 foot driveway separation for Lots 5, 6, 13, 14, and 21 is necessary to accommodate the proposed 2 car driveways. The request to allow for a maximum of 8 dwelling units to face the private street enables more

efficient use of available land, especially in areas where space is limited. The difference in traffic generated by 8 units compared to 6 units is likely to be minimal and the impact will be negligible. The proposed Lot 1 request for alternative lot orientation request is to allow the front yard to face the south, instead of east along Pothos Lane. This is to allow for construction of a home and future improvements to meet setback standards.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0537-10	Reclassified this site from R-1 (RNP-III) to C-1 zoning for a communication data center with ancillary office use - expired	Approved by BCC	February 2011
NZC-0536-08	Reclassified this site from R-1 (RNP-III) to C-1 zoning for a shopping - expired	Approved by BCC	August 2008
ZC-0165-01	Reclassified this site and the surrounding 480 acres from R-1 to R-1 (RNP-III) zoning	Approved by BCC	March 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
South	Business Employment	IP & CG	Industrial business complex
East	Neighborhood Commercial	RS5.2	Public utility building (telecommunication services)
West	Corridor Mixed-Use	CG	Office & storage building (telecommunication services)

Related Applications

Application Number	Request
PA-24-700027	A plan amendment to redesignate the site from Neighborhood Commercial to Compact Neighborhood is a companion item on this agenda.
ZC-24-0557	A zone change to reclassify the site from RS5.2 to RS3.3 is a companion item on this agenda.
TM-24-500122	A 21 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

Waivers 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.

Waiver of Development Standards #1

Street landscaping is necessary to reduce the urban heat island effect and to buffer uses from streets. Landscaping also makes streets safer and more enjoyable for people walking, biking, taking transit, or driving. The subdivision layout has not considered the required landscape strips, which are necessary to buffer the development from adjacent streets. Since trees cannot be installed in the landscape strip along Sahara Avenue, the landscape strip should be, at a minimum, the required 10 feet in width, which will help buffer the sides of the residences from Sahara Avenue. Additionally, reducing the width of all landscape strips is a self-imposed hardship that can be rectified with a site redesign. Therefore, staff cannot support this request.

Waiver of Development Standards #2

Staff finds that allowing 1 lot to have an alternative yard orientation will not create any impacts on the proposed subdivision or the surrounding area. Alternative orientations are used throughout the County in subdivisions with atypical lots. However, since staff is not supporting other components of this application, staff cannot support this request.

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, since staff cannot support a majority of the waivers or the tentative map, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #3

Staff cannot support the reduction to the intersection off-set from Pothos Lane to Louise Street and Hoya Lane to Marion Street. The reduction will cause conflict between the vehicles leaving the site and vehicles turning from both Louise Street and Marion Street. Staff finds the reduction combined with waiver #5 will create a potential for collisions.

Waiver of Development Standards #4

Staff cannot support the request to not install detached sidewalks along Sahara Avenue, Louise Street, Cincinnati Avenue, and Marion Street. Detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic.

Waiver of Development Standards #5

Staff finds the request to reduce the distance from the back of curb radius (BCR) to the driveway for lots 5, 6, 13, 14 and 21 to be a self-imposed hardship. With heavy traffic in the area it is imperative the standards are met to ensure that those wishing to gain access to the driveways can do so safely. Therefore, staff cannot support this request.

Waiver of Development Standards #6

Staff has no objection to allow the 8 dueling units provided that Fire Prevention approved the request. However, since staff cannot support this application in its entirety, staff cannot support this request.

Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on January 8, 2025 at 9:00 a.m., unless otherwise announced.

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;
- Right-of-way dedication to include spandrels at the intersection of Louise Street and Cincinnati Avenue, and Marion Street and Cincinnati Avenue.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

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 #0086-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Sunrise Manor - denial.

APPROVALS:

PROTESTS:

APPLICANT: RAINY DAY INVESTMENTS, LLC

CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118