

06/21/23 BCC AGENDA SHEET

SINGLE FAMILY DEVELOPMENT
(TITLE 30)

RUSSELL RD/CONQUISTADOR ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-23-0220-EHRLICH INVESTMENT TRUST 1979:

ZONE CHANGE to reclassify 5.0 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.

WAIVER OF DEVELOPMENT STANDARDS to allow alternative landscaping and attached sidewalk.

DESIGN REVIEW for a single family residential development.

Generally located on the south side of Russell Road and the west side of Conquistador Street within Spring Valley (description on file). JJ/rk/syp (For possible action)

RELATED INFORMATION:

APN:

163-31-101-004

WAIVER OF DEVELOPMENT STANDARDS:

Allow alternative landscaping with attached sidewalk along local streets (Conquistador Street and Quail Avenue) where detached sidewalk and landscaping are required per Figure 30.64-17.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Number of Lots: 37
- Density (du/ac): 7.4
- Minimum/Maximum Lot Size (square feet): 3,303/4,366
- Project Type: Single family residential development
- Number of Stories: 2
- Building Height (feet): Up to 25
- Square Feet: 1,770/2,350

Site Plans

The plans depict a gated single family residential development totaling 37 single family lots and 2 common area lots on 5 acres. The density of the overall development is shown at 7.4 dwelling units per acre. The lots range in size from a minimum of 3,303 square feet to a maximum of 4,366 square feet. The development will have access from Quail Avenue to the south. The lots within the subdivision will be served by 39 foot wide internal private streets with no sidewalks. The waiver associated with this application is to reduce the street landscaping along Conquistador Street and Quail Avenue.

Landscaping

Street landscaping consists of an approximate 15 foot wide landscape area with a detached sidewalk along Russell Road. Along Conquistador Street and Quail Avenue the project will provide an 11 foot wide street landscape element consisting of 6 feet of landscaping with a 5 foot sidewalk behind the landscaping. Internal to the development are additional street landscape buffers along corner side lots.

Elevations

The development will provide 2 story model homes with the maximum height shown at approximately 25 feet. The plans submitted by the applicant depict 4 different models with each model having potential elevation variations. The building materials consisting of concrete tile roofs, stucco finished walls with decorative pop-outs, and fenestration on windows and doors on all sides of the models.

Floor Plans

The plans consist of 4 floor models that include 2 car front loaded garages and range in size from 1,770 square feet to 2,350 square feet.

Applicant's Justification

The applicant indicates that the proposed development will blend well with the developed R-2 zoned subdivisions in the area, and that the proposed density will result in a land use that is consistent with the surrounding neighborhood. Each house will include a 2 car garage and a 2 car driveway. Furthermore, the project will be in the spirit and characteristics of the newly adopted Master Plan which encourages varied densities and an integrated mix of housing types.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-12-400022 (ZC-0137-09)	First extension of time to reclassify this site to C-1 zoning without plans - expired	Approved by BCC	May 2012
ZC-0137-09	Reclassified this site to C-1 zoning without plans - expired	Approved by BCC	April 2009

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (Up to 8 du/ac)	RUD	Single family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Open Lands	P-F	Elementary school
East	Compact Neighborhood (up to 18 du/ac)	R-3	Multiple family residential
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

The subject site is located within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
TM-23-500061	A tentative map for 37 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

Comprehensive Planning

Zone Change

This zone change request is conforming to the Enterprise Land Use Plan which designates this site as Residential Suburban for densities up to 8 dwelling units per acre. The proposed project will have a density of 7.4 dwelling units per acre. This single family residential development is compatible and consistent with the planned and existing uses in the immediate area. The request complies with Housing Policy 2 of the Master Plan to promote a mix of housing types that meet the diverse needs of the community. Therefore, staff can support the zone change 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.

Even though this is an in-fill parcel and the adjacent developments to the east and to the west have an attached sidewalk along local streets. Detached sidewalks are a required standard to remove pedestrians away from the lanes of travel. Additionally, providing trees on both sides of a detached sidewalk provides shade to the sidewalk area during multiple times of the day, and would provide an added visual relief. Therefore, staff cannot support this portion of the request.

Design Review

The design of the subdivision is consistent and compatible with approved and planned land uses in the area and complies with policy of the Master Plan which encourages site designs to be

compatible with adjacent land uses and off-site circulation patterns. The design of the elevations and floor plans comply with policy by providing a variety of elevations with articulated building facades. Therefore, staff can support this portion of the request.

Staff Recommendation

Approval of the zone change and design review; denial of waiver of development standards.

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:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- 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 the waiver of development standard and design review must commence within 4 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Russell Road, 25 feet to the back of curb for Conquistador Street, 25 feet to the back of curb for Quail Avenue and associated spandrels;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Russell Road improvement project.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

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 #0218-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: STRIVE ENGINEERING

CONTACT: STRIVE ENGINEERING, 8912 SPANISH RIDGE AVENUE, SUITE 200, LAS VEGAS, NV 89148