

RESIDENTIAL SUBDIVISION
(TITLE 30)

UPDATE
CASTALIA ST/COTTONWOOD DR
(RED ROCK)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0735-BENGOCHEA FAMILY LIMITED PARTNERSHIP:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** waive sidewalk and street landscaping; **2)** waive water connection; **3)** waive technical drainage study; and **4)** full off-site improvements in conjunction with a residential minor subdivision on a portion of 15.2 acres for a single family residential subdivision in an R-1 (Single Family Residential) Zone within the Red Rock Design Overlay District.

Generally located on the west side of Castalia Street and the north side of Cottonwood Drive within Northwest County. JJ/lm/syp (For possible action)

RELATED INFORMATION:

APN:

175-07-601-009; 175-07-701-005; 175-07-711-082

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Eliminate street landscaping including the detached sidewalk along Castalia Street where landscaping and detached sidewalks are required per Figure 30.64-17.
 - b. Eliminate street landscaping including the detached sidewalk along Cottonwood Drive where landscaping and detached sidewalks are required per Figure 30.64-17.
2. Waive the requirement for public water service connection where required per Section 30.52.100.
3. Waive the requirement for technical drainage study where required per Section 30.52.050.
4.
 - a. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Castalia Street where required per Chapter 30.52.
 - b. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Cottonwood Drive where required per Chapter 30.52.

LAND USE PLAN:

NORTHWEST COUNTY (RED ROCK) - EDGE NEIGHBORHOOD (UP TO 1 DU/AC)

NORTHWEST COUNTY (RED ROCK) - MID-INTENSITY SUBURBAN NEIGHBORHOOD
(UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 3 Castalia Street
- Site Acreage
 - Modified Lot with Single Family Residence: 0.4
 - Remaining Lot: 14.8
- Number of Lots: 2
- Density (du/ac): 2.2 (reconfigured lot with existing single family residence)
- Minimum/Maximum Lot Size: 19,444 square feet (Lot 1)/14.8 acres (Lot 2)
- Project Type: Single family residence

Site History & Plan

A portion of the site was previously approved for a zone change, NZC-21-0421, to allow the R-1 zoning of the site. Subsequently a minor subdivision (MSM-23-600073) has been submitted which identifies 2 lots to be created. In addition to the rezoned area, development standards were waived for the existing single family residential development on Lot 1.

This request is to waive landscaping, water connection, and drainage study which are requirements of the minor subdivision mapping process, as well as partial off-site improvements for future development. The plans depict an existing 15.2 acre site that is currently 3 separate parcels and is proposed to be re-subdivided into 2 lots through MSM-23-600073. The proposed lots have access from Castalia Street or Cottonwood Drive. Lot 1 will have access from Cottonwood Drive and Castalia Street and is located to the east of the existing fire station. The proposed lot consists of the southern tip of APN 175-07-601-009, all of APN 175-07-711-082 with an existing single family residence, and all of APN 175-07-701-005, for a total of 19,444 square feet. Proposed Lot 2 consists of 14.8 acres and is the remnant of APN 175-07-601-009.

Landscaping

No landscaping or off-sites are proposed for the reconfigured lots at this time. Existing landscaping on APN 175-07-711-082, which includes a single family residence and accessory structure, will remain.

Applicant's Justification

The applicant indicates they are requesting to defer the improvement standards until after the drought and water connection moratorium from the Las Vegas Valley Water District is lifted. The water issue may be addressed at the time of any new residential building permits are submitted. Additionally, the applicant indicates Blue Diamond Village does not have street landscaping or sidewalks along the residential streets, and the posted speed limit is 25 mph. The applicant would like to match the existing street pattern within the village. The connection to municipal water, drainage study, traffic study, and remaining conditions of approval of NZC-21-042 would be met at the time of future development.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-21-0421	Reclassified 0.3 acres to R-1 zoning and modified setbacks for an existing single family residence and accessory structures	Approved by BCC	November 2021
ZC-2036-96	Reclassified a portion of the site to R-E zoning for an 18 unit single family residential planned unit development	Approved by BCC	May 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands	R-U	Undeveloped
South	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	R-1 & R-D	Single family residential
East	Public Use	P-F & C-1	Park, place of worship, retail building, & library
West	Public Use & Open Lands	P-F & R-U	Fire station & undeveloped

Related Applications

Application Number	Request
ET-23-400159 (NZC-21-0421)	First extension of time to reclassify 0.3 acres to R-1 zoning and modify setbacks for an existing single family residence and accessory structures is a companion item on this agenda.
WC-23-400175 (NZC-21-0421)	A waiver of conditions for drainage and traffic studies 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 use(s) 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

Staff typically does not support requests to eliminate street landscaping requirements. The request to eliminate street landscaping along Castalia Street and Cottonwood Drive will allow the site to match the existing developments within the immediate area. Therefore, staff can support this request.

Waiver of Development Standards #2

According to Title 30, water service shall be provided to all developments when the development is within the required distance to water and sewer. Due to the location of this site, water and sewer service are required at the time of the development, which includes the parcel map process. Connecting developments into existing public water and sewer service helps to ensure that the development will continuously have a safe and reliable water and sewer supply; therefore, staff typically recommends denial of requests to waive utility connections. However, in this case, future land use applications will be required to develop Lot 2 as shown on the proposed parcel map (with anything beyond a single family development) of this proposed subdivision. The water and sewer connections will be required at that time. Therefore, staff can support this request.

Public Works - Development Review

Waivers of Development Standards #3 & #4

Staff has no objection to deferring the drainage study and off-site improvement so the parcel map can record. The applicant will have to comply with the conditions of this application once ready to develop.

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:

Comprehensive Planning

- Applicant is advised this application is for recordation of the parcel map only; water and sewer must be provided at time of development; and that land use applications for future development will be required and shall be in conformance with procedures and development standards in effect at the time of development.

Public Works - Development Review

- Drainage study shall be required with future development as determined by Public Works - Development Review;
- Full off-site improvements shall be required with future development as determined by Public Works - Development Review.

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 #0404-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS: 4 cards

PROTESTS: 12 cards

COUNTY COMMISSION ACTION: January 3, 2024 – HELD – To 02/07/24 – per the applicant.

APPLICANT: AMADOR BENGOCHEA

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