

PLANNED UNIT DEVELOPMENT
(TITLE 30)

RINGE LN/TRANGO AVE

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-23-0680-MAXIM ROSE LLC:

ZONE CHANGE to reclassify 2.3 acres from an R-E (Rural Estates Residential) Zone to an R-4 (Multiple Family Residential - High Density) Zone.

USE PERMITS for the following: **1)** an attached (townhouse) planned unit development (PUD); and **2)** reduce the building setback from project perimeters.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce the area of a PUD; **2)** reduce setback; and **3)** allow modified driveway design standards.

DESIGN REVIEW for an attached single family residential planned unit development.

Generally located on the west side of Ringe Lane, 130 feet south of Trango Avenue (alignment) within Sunrise Manor (description on file). TS/md/jd (For possible action)

RELATED INFORMATION:

APN:
140-28-301-006; 140-28-301-008 through 140-28-301-010

USE PERMITS:

1. An attached (townhouse) planned unit development (PUD).
2. Reduce the building setback from project perimeters to 9 feet where a minimum of 10 feet is required per Section 30.24.060 (a 10% reduction).

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the area of a PUD to 2.3 acres where a minimum of 5 acres is required per Section 30.24.020 (a 54% reduction).
2.
 - a. Reduce the setback from any street, drive aisle, sidewalk, or curb with a PUD to zero feet where a minimum of 10 feet is required per Section 30.24.080 (a 100% reduction).
 - b. Reduce the setback from the right-of-way (Ringe Lane) to 9 feet where a minimum setback of 10 feet shall be maintained between a street or future right-of-way line and a structure per Section 30.56.040 (a 10% reduction).
3. Reduce the driveway distance to a property line to 2 feet where a minimum distance of 6 feet is required per Uniform Standard Drawing 222 (a 66.7% reduction).

PROPOSED LAND USE PLAN:

SUNRISE MANOR - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.3
- Number of Lots: 42
- Density (du/ac): 18.5
- Minimum/Maximum Lot Size (square feet): 1,193/1,200 (net & gross)
- Project Type: Attached single family residential planned unit development
- Number of Stories: 2
- Building Height (feet): 27
- Square Feet: 1,067 to 1,105
- Open Space Required/Provided: 10,564/12,655
- Parking Required/Provided: 93/126

Request

The applicant is requesting a zone boundary amendment to reclassify 2.3 acres from an R-E to an R-4 zoning district for an attached single family residential planned unit development consisting of 42 lots. Application PA-23-700035 is the corresponding plan amendment for the subject property requesting to change the planned land use category from Mid-Intensity Suburban Neighborhood (MN) to Urban Neighborhood (UN).

Site Plans

The plans depict an attached single family residential development on a 2.3 acre site consisting of 42 residential lots with a density of 18.5 dwelling units per acre. The project site is less than 5 acres, necessitating a waiver of development standards to the minimum area required for the development of the site. The development consists of townhouse, residential dwellings under separate ownership that are attached to 1 or more dwellings on opposite sites of the structure. The proposed development features a total of 4, two story buildings. Three buildings, oriented in an east/west direction, containing 9 units each while the fourth building, positioned in a north/south direction, contains 15 units. Parking will consist of 2 car driveways, measuring 20 feet in length, for each unit in addition to a single car garage. A waiver of development standards is required to reduce the driveway distance to a property line to 2 feet. The development requires 93 parking spaces where 126 parking spaces are provided. Access to the project site is granted via 2, forty-three foot wide, east/west private streets (Falstaff Way and Villosa Way) connecting to a 48 foot wide, north/south public street being Ringe Lane. A 5 foot wide attached sidewalk is proposed along the east property line, adjacent to Ringe Lane. Bonica Court, a 43 foot wide north/south private street connects to both Falstaff Way and Villosa Way within the development. Five foot wide attached sidewalks are located along 1 side of each private street. The east/west buildings within the development are set back 4 feet from the sidewalk adjacent to Bonica Court and 5 feet from the sidewalk adjacent to Ringe Lane. Lots 10 through 24 are set back zero feet from the sidewalk within the open space area along the west portion of the site. Lots 1 through 9 are set back 6 feet from the sidewalk within the open space area along the north portion of the site. The aforementioned building setbacks require a waiver of development standards. Furthermore, an additional waiver is required to reduce the setback

from the right-of-way, Ringe Lane, to 9 feet for Lots 1, 33, and 34. The minimum and maximum lot sizes within the development are 1,193 and 1,200 square feet, respectively. The minimum setbacks for the townhouse units are as follows:

- Front setback – 20 feet
- Interior side setback – zero feet
- Side street (corner) setback – 4 feet to 9 feet
- Rear setback – 10 feet
- Perimeter setback – 5 feet to 10 feet
- Driveway length – 20 feet
- Building separation – no separation
- Setbacks from streets, sidewalks, drive aisle, or curb – zero feet

A minimum building setback of 10 feet is provided along the west, north, and south perimeters of the project site. However, a use permit is required to reduce the perimeter setback for Lots 1, 33, and 34 along the east property line, adjacent to Ringe Lane. No increase to finished grade beyond 36 inches is proposed with this development. Furthermore, the PUD is considered a Project of Regional Significance as the development is located within 500 feet of another local government's jurisdictional boundary being the City of Las Vegas.

Landscaping

Street landscaping consists of a 9 foot wide landscape area, including a 5 foot wide attached sidewalk, located along Ringe Lane. An attached sidewalk is permitted as Ringe Lane measures 48 feet in width. Twenty-four inch box trees, including shrubs and groundcover, are located within the street landscape area. A landscape area measuring a minimum of 5.5 feet in width is located along the north and south property lines, adjacent to the existing single family residences. Twenty-four inch box trees, including shrubs and groundcover, are located within the perimeter landscape area. Per Code requirements, 10,564 square feet of open space is required for the development where 12,655 square feet of open space is provided. A paseo, centrally located between Lots 34 through 42 and Lots 25 to 33, features 24 inch box trees with a 5 foot wide meandering trail providing a connection between Bonica Court (private street) and Ringe Lane. An open space area, measuring a minimum width of 10 feet, is also located along the west and north portions of the project site, and includes a 5 foot wide sidewalk for connectivity within the development. The open space area along the west property line, adjacent to the undeveloped commercial lots, does not feature a perimeter wall to enclose the residential development.

Elevations

The plans depict 2 story model homes with multiple elevations with a maximum height of 27 feet. The proposed models consist of a pitched, decorative metal roof featuring stucco siding, nexstone faux rock, and varying rooflines. Architectural enhancements are featured on all elevations including window fenestration and pop-outs. Covered balconies will also be featured on the second story of the front and rear elevations.

Floor Plans

The plans depict 2 story model homes with several floor plans ranging between 1,067 to 1,105 square feet. The models feature multiple bedrooms, bathrooms, dining room, kitchen, and a gathering room. All models feature single car garages.

Applicant's Justification

The applicant states the requested R-4 zoning is appropriate for the site as it is an in-fill lot adjacent to commercial uses. The addition of townhomes is a logical transition from commercial to residential. By building on this lot, the applicant would be taking up a vacant lot that is currently used by the transient population. The development of this in-fill site as a Planned Unit Development follows the county's vision stated in the Master Plan Update done in November 2021. The applicant states the townhomes will not have openings in the areas where the setback reductions are being requested which will make the outside wall of the home essentially the screen wall. The driveways for the townhomes will be a minimum of 2 feet apart however there are no driveway cuts in the curb as the project is proposing "Roll" curb.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E	Single family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
West	Corridor Mixed-Use	R-E & C-2	Undeveloped & commercial center

Related Applications

Application Number	Request
PA-23-700035	A plan amendment to redesignate the land use category from Mid-Intensity Suburban Neighborhood (MN) to Urban Neighborhood (UN) is a companion item on this agenda.
TM-23-500139	A tentative map for a 42 lot townhouse planned unit development 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

Immediately to the north and south of the proposed development are existing single family residences zoned R-E with lot areas measuring between 0.5 to 0.9 acres. To the east of the project site, across Ringe Lane, is an existing single family residential development zoned R-2 with a density of 7.1 dwelling units per acre. Staff finds the reclassification of this site to R-4 zoning is incompatible with the surrounding residential densities; therefore, recommends denial.

Use Permit #1

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

A planned unit development (PUD) is intended to maximize flexibility and innovation in residential development by utilizing area sensitive site planning and design to achieve a desirable mixture of compatible land use patterns that include efficient pedestrian and vehicular traffic systems, streetscapes, and enhance residential amenities. The design of the project is not a typical single family residential development; however, the standards for planned unit developments allow flexibility in design to provide for innovative and unique development options. Staff is particularly concerned with the proposed density of the PUD. Due to the totality of the waiver requests, and the potential impact these requests may have on the adjacent single family residential development, staff cannot support the use permit request. Staff finds the project site is not an appropriate development between the existing single family residential developments to the north, south, and east; therefore, recommends denial.

Use Permit #2 and Waiver of Development Standards #2b

The reduced perimeter setback and setback from the right-of-way are minimal; however, these requests are self-imposed burdens; therefore, staff recommends denial.

Waivers 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 #1

The request to reduce the overall area of the PUD, in conjunction with Use Permit #2 and Waiver of Development Standards #2a, are for specific requirements for PUD projects per Section 30.24 of the Code. As stated above, staff finds that this site is not an appropriate location for the proposed PUD project and is not supporting the use permit portion of the application. Therefore, since staff is not supporting the use permit to allow the site to be developed as a proposed PUD, staff cannot support the request to waive the minimum area required for the project.

Waiver of Development Standards #2a

Staff finds the proposed reduction to the reduced side street (corner) setback adjacent to the private street is a self-imposed burden; therefore, staff recommends denial of this request.

Design Review

Staff finds a variety of design elements are utilized on all sides of the residential buildings, including articulating building facades. The design of the proposed elevations incorporate varying rooflines, exterior building materials, such as stucco and decorative window trimming.

However, since staff is not supporting the use permits, and waivers of development standards, staff cannot support this request and recommends denial.

Public Works - Development Review

Waiver of Development Standards #3

Staff has no objection to the reduction in the distance from the residential driveway to the property line. Since the one-car garages will be accessed from driveways the site should see minimal traffic and the reduction should encourage residents to park in the garage so as to not block access to the adjacent lots. However, since Planning 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 December 20, 2023, 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:

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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 use permits, waivers of development standards, and design review must commence within 4 years of approval date or they will expire.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements.

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 #0360-2023 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: WENDY HARRISON

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