

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0123-A&A REVOCABLE LIVING TRUST & MORADI HAMID TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping; **2)** increase retaining wall height; **3)** allow attached sidewalks; and **4)** modify street design standards.

DESIGN REVIEW for a proposed single-family residential development on 1.26 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the south side of Le Baron Avenue and the east side of Hinson Street within Enterprise. JJ/hw/kh (For possible action)

RELATED INFORMATION:

APN:

177-30-603-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Eliminate street landscaping along Hinson Street where a 10 foot wide landscaping strip is required per Section 30.04.01D.
b. Eliminate trees within the street landscaping strip along Le Baron Avenue where required per Section 30.04.01D.
2. Increase the height of retaining walls to 4 feet where 3 feet is the maximum height per Section 30.04.03C (a 33% increase).
3. a. Allow attached sidewalks along Le Baron Avenue where detached sidewalks are required per Section 30.04.08C.
b. Allow attached sidewalks along Hinson Street where detached sidewalks are required per Section 30.04.08C.
4. Reduce the minimum back of curb radius to 15 feet on the north side of the intersection between the proposed private street and Hinson Street where 20 feet is the standard per Uniform Standard Drawing 201 and Section 30.04.08C (a 25% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.26
- Project Type: Single-family residential subdivision
- Number of Lots: 8

- Density (du/ac): 6.35
- Minimum/Maximum Lot Size (square feet): 3,533/5,435
- Number of Stories: 2
- Building Height (feet): 28
- Square Feet: 1,804 (minimum)/2,385 (maximum)

Site Plans

The plans show a proposed a 8 lot single-family detached residential development located on the south side of Le Baron Avenue and the east side of Hinson Street. The plans show the overall site is 1.26 acres with a density of 6.35 dwelling units per acre. The lots range in size from 3,533 square feet up to 5,435 square feet. The plans show 6 of the 8 lots will front and obtain access directly from Hinson Street. The remaining 2 lots will be located behind and to the east of the 6 lots along Hinson Street. These 2 lots will be accessed through a 25 foot wide private street that will take access from Hinson Street. The plans show the private street will run east to west and extend the width of the subdivision. The private street will terminate in a stub and is approximately 120 feet long. Five foot wide attached sidewalks are provided along both Hinson Street and Le Baron Avenue. The cross sections indicate 3.2 foot to 4 foot tall retaining walls are proposed along the south and east property lines.

Landscaping

The plan depicts the only street landscaping will be along Le Baron Avenue and will consist of a 51 foot wide landscape strip along the street behind a 5 foot wide attached sidewalk. The plans show the landscape strip will not contain any trees due to a powerline easement, but will contain a detailed arrangement with shrubs of a variety of species, along with a 10 foot wide pedestrian pathway located approximately 10 feet north of the lots to the south. No landscaping is shown along Hinson Street.

Elevations

The elevations show 6 different models with 4 of the models with 4 possible exterior designs for the homes and 2 of the models with 5 possible exterior designs for a total of 26 possible exterior design combinations. Each exterior corresponds with either a Modern, Mediterranean, Contemporary, or Craftsman style. All models are 2 story high and will range in height from 24.2 feet to 27.8 feet. The exteriors will 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 1,804 square feet up to 2,385 square feet, not including garage, porch, and optional spaces which range in size between 21 square feet and 470 square feet, spread across 2 floors. 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, in-laws suite, and gourmet kitchens. All homes have garage space for 2 cars.

Applicant's Justification

The applicant states they are proposing an 8 lot single-family residential subdivision with a density of 6.3 dwelling units per acre. The applicant indicates the requested landscape and sidewalk waivers allow the development to align with the existing landscape buffers and attached sidewalks of adjacent properties. The applicant also states the increased wall height allows for better control and redirection of water run-off and will help with the drainage on the subject property.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS20	Undeveloped

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

Related Applications

Application Number	Request
ZC-25-0122	A zone change from RS20 to RS3.3 is a companion item on this agenda.
VS-25-0121	A vacation and abandonment of patent easements is a companion item on this agenda.
TM-25-500026	A tentative map for 8 single-family residential lots 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 finds the purpose of providing street landscaping is to provide necessary shading for nearby street and sidewalk infrastructure. Title 30 allows for alternatives that would make planting trees and landscaping along both Le Baron Avenue and Hinson Street possible. The fronting of homes along Hinson Street is a design choice and does present certain constraints, but these constraints

do not prohibit the planting of trees on the backside of the sidewalk along Hinson Street. Staff appreciates that the applicant has provided additional walkways, shrubs, and open space along Le Baron Avenue, but the applicant has not provided a justification for not using small trees or similar such trees that are both permitted by Title 30 and under powerlines. Additionally, the applicant could place the normally required trees along Le Baron Avenue in a portion of the site outside the powerline easement, similar to the development to the east. Street trees are beneficial for the reduction of future heat caused by an increase in pavement and several developments in the surrounding area have street trees within their landscaping areas along Le Baron Avenue. For these reasons, staff cannot support this request.

Waiver of Development Standards #2

The purpose of reviewing increased retaining wall height is to assure that there are no negative impacts on the surrounding properties. Staff finds that the requested retaining walls are the result of necessary modifications to the site due to the drainage needs of the proposed subdivision. With that said, while staff appreciates the increase in retaining wall height is the result of these drainage considerations, there are alternatives that are provided within Title 30 that can be utilized to either minimize or completely remove this waiver. For these reasons, 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.

The proposed single-family subdivision is proposing a variety of different housing options that should help prevent monotony by providing a relatively large number of models when compared to the number of lots within the subdivision. This should allow for different architectural styles and house sizes that should keep the streetscape interesting. The plans also have the option for different ways of accessing the house with the front-loaded homes having various covering styles. The proposed homes use materials and colors typical of the southwestern United States. The site is well parked with 4 parking spaces provided for each lot. With that said, staff is concerned the lack of landscaping along both Le Baron Avenue and Hinson Street, as well as the increase in retaining wall height, is not thoroughly justified. Staff finds that the proposed subdivision does not support Master Plan Policies 1.3.1 and 1.3.5 and Enterprise Specific Policy EN-1.1, which all support the development of compatible developments which foster the development of neighborhood features that support the livability of the area. For these reasons, staff is unable to support this request.

Public Works - Development Review

Waiver of Development Standards #3

Staff cannot support the request to not install detached sidewalks along Le Baron Avenue and Hinson Street. Detached sidewalks along streets provide a safer pathway for pedestrians by increasing the distance from traffic and with the redevelopment, staff finds that it is imperative to provide the detached sidewalks.

Waiver of Development Standards #4

Staff has no objection to the reduction of the back of curb radius (BCR) for the spandrel on the egress side of Fascia Street. The street should see a lower volume of traffic as it only serves 2 lots, helping to mitigate potential impacts from the reduction. However, since staff cannot support this application in its entirety, staff cannot support this waiver.

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:

- 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 approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.
- 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 and; 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 30 feet for Hinson Street, between 18.5 feet to 23.5 feet for Le Baron Avenue, and associated spandrel.

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 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 to show fire hydrant locations on-site and within 750 feet.

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 #0468-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval of waivers of development standards #1, #2, and #4 and the design review (per plans presented showing detached sidewalks on Le Baron Avenue and Hinson Street).

APPROVALS:

PROTESTS:

APPLICANT: CIMARRON SPRING DEUX, LLC

CONTACT: TANEY ENGINEERING INC., 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89147