

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0047-BONILLA FAMILY TRUST & BONILLA, TEOFILO & MARIA TRS:

WAIVER OF DEVELOPMENT STANDARDS to reduce street intersection off-set.

DESIGN REVIEW for a single-family residential development on 2.5 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located on the south side of Serene Avenue and the east side of Grand Canyon Drive within Enterprise. JJ/hw/kh (For possible action)

RELATED INFORMATION:

APN:

176-19-701-001

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the street intersection off-set to 119 feet where 125 feet is the standard per Section 30.04.08F (a 4.8% 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: 2.5
- Project Type: Single-family residential detached subdivision
- Number of Lots: 15
- Density (du/ac): 6
- Minimum/Maximum Lot Size (square feet): 3,819/5,625
- Number of Stories: 2
- Building Height (feet): 26
- Square Feet: 2,941 (minimum)/3,135 (maximum)

Site Plan

The plan depicts a 15 lot single-family detached residential subdivision located at the southeast corner of Serene Avenue and Grand Canyon Drive. The plans show the overall site is 2.5 acres with a density of 6 dwelling units per acre. The lots range in size from 3,819 square feet up to 5,625 square feet with lots generally measuring 30 feet to 50 feet wide and 100 feet to 144 feet long. The subdivision will have access through a 38 foot wide private street that will take access from Serene Avenue and will be offset 119 feet from the intersection of Serene Avenue and

Grand Canyon Drive. The plans show the private street will run north to south and extend the length of the subdivision. A 38 foot wide stub street that will run east to west and will extend 115 feet to the west of the main private street. All lots will obtain access from the private streets. The plans show provided driveways will be at least 20 feet long and the driveway on Lot 15 will be set back from Serene Avenue by at least 14 feet. Five foot wide detached sidewalks are provided along both Serene Avenue and Grand Canyon Drive.

Landscaping

The landscape plan depicts street landscaping along Serene Avenue and Grand Canyon Drive in 15 foot wide landscape areas within proposed common elements. Landscaping along these streets consists of a 5 foot wide landscape strip along the street, followed by a 5 foot wide detached sidewalk, and then followed by another 5 foot wide landscape area. The plans show the landscape area will contain Southern Live Oak (*Quercus virginiana*) trees, large trees as defined by Title 30, staggered on each side of the sidewalk with a tree every 20 feet on center. Overall, a total of 25 trees are provided along the streets, 13 trees along Grand Canyon Drive, and 12 trees along Serene Avenue, where 20 trees are required. Three additional trees and shrubs are provided within two common elements located within the interior of the subdivision.

Elevations

The elevations show 3 different models with 2 different possible exterior designs for the homes. Each exterior corresponds with either a Modern or Craftsman style. All models are 2 stories tall, range in height from 23 feet to 26 feet, and 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 2,941 square feet up to 3,135 square feet including garage, porch, and optional spaces, spread across 2 stories. Each model has 4 to 5 bedrooms with options that include walk-in closets, ensuite bathrooms, large living and dining spaces, game rooms, additional bedrooms, and gourmet kitchens. All homes have garage space for 2 cars with space for 2 cars in the driveway.

Applicant's Justification

The applicant states the property is surrounded by RS3.3 subdivisions to the east, south and west. The applicant further states the subdivision is designed with lots siding to Grand Canyon Drive and there are 4 lots that back-up to Serene Avenue. A common element separates the lots along Serene Avenue and Grand Canyon Drive from the street. The minimum lot size required is 3,300 square feet and the minimum in this subdivision is 3,819 square feet and there are detached sidewalks on both Serene Avenue and Grand Canyon Drive. The applicant further indicates there are 3 models with 2 separate elevations per house, for a total of 6 house types. Finally, the waiver for reduced intersection off-set is needed due to the size of the overall site and there being no other place to put the street within the subdivision.

Prior Land Use Requests

Application Number	Request	Action	Date
VC-0870-97	Allowed the placement of a manufactured home on the property - expired	Approved by PC	December 1997
WT-0779-95	Permitted 11 miles of 40 foot wooden overhead power poles	Approved by PC	June 1995

Surrounding Land Use

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

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

Related Applications

Application Number	Request
ZC-25-0046	A zone change from RS20 to an RS3.3 is a companion item on this agenda.
VS-25-0048	A vacation and abandonment of patent easements is a companion item on this agenda.
TM-25-500009	A tentative map for a 15 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

Waiver 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.

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 house plans also have different ways of accessing the house with some front loaded and others side loaded. The proposed homes are similar in scale and size to the surrounding area and use materials and colors typical of the southwestern United States. The site is well parked with 4 spaces provided for each lot. The landscaping along the street is sufficient to shade the provided detached sidewalk, reducing heat islands effects. Finally, the single-family subdivision will support Master Plan Policies 1.3.1 and 1.4.4, and Enterprise Specific Policies EN-1.1 and EN-6.5, which all support the development of compatible and continuous residential developments within in-fill areas of existing neighborhoods. Therefore, staff can support this request.

Public Works - Development Review

Waiver of Development Standards

Staff has no objection to the reduction of the street intersection off-set for the distance between Grand Canyon Drive and Street "B". The proposed subdivision should see a low volume of traffic because of the limited number of lots.

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

- 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.
- 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;
- Full off-site improvements;
- Right-of-way dedication to include 35 feet to the back of curb for Grand Canyon Drive, 35 feet to the back of curb for Serene Avenue, and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

- No comment.

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 #0419-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: STORYBOOK HOMES

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