

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0297-REISS RONALD TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative driveway geometrics; and **2)** reduce street intersection offset in conjunction with a proposed single-family attached residential development on 15.05 acres in an RM18 (Residential Multi-Family 18) Zone.

Generally located east of the I-15 and on the north and south sides of Jonathan Drive within Enterprise. MN/mh/kh (For possible action)

RELATED INFORMATION:

APN:

191-05-701-011; 191-05-701-014; 191-05-801-001 through 191-05-801-005; 191-05-801-011

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the separation from the driveway to the spandrel to 7 feet for Lots 117 and 145 where a minimum of 12 feet is required per Uniform Standard Drawing 222 (a 42% reduction).
- b. Reduce the separation from the driveway to the property line to 3 feet where a minimum of 6 feet is required per Uniform Standard Drawing 222 (a 50% reduction).
2. Reduce the street intersection offset to 95 feet where a minimum of 150 feet is required per Section 30.04.08F (a 37% reduction).

LAND USE PLAN:

ENTERPRISE - ENTERTAINMENT MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: 11855 Ensworth Drive, 1325 Jonathan Drive, 1025 Jonathan Drive, and 11870 Parvin Street
- Site Acreage: 15.05
- Project Type: Single-family attached residential
- Number of Lots/Units: 216
- Density (du/ac): 14.35
- Minimum/Maximum Lot Size (square feet): 1,308/2,852

Site Plans

The plans depict a single-family attached residential development with 216 lots located east of the I-15 freeway, on the north and south sides of Jonathan Drive. The development is divided into three areas: south of Jonathan Drive (alignment) and west of Parvin Street, north of Jonathan Drive and east of Parvin Street, and approximately 300 feet south of Jonathan Drive and east of Parvin Street. The density of the overall development is shown at 14.35 dwelling units per acre. The lots range in size from a minimum area of 1,308 square feet to a maximum of 2,852 square feet. Access to the development is via Jonathan Drive and Parvin Street. The development's internal access consists of 39 foot wide private streets that all end as stub streets.

Applicant's Justification

The applicant states that the requested waivers will allow for the proposed townhome buildings to be placed at the minimum side street setback defined in the planned unit development. The alternatives proposed will increase the amount of the subject property available for homesites, increasing the density of the proposed development and bringing it much closer to the density targeted with the planned land use designation. The reduced street intersection offset will accommodate 20 foot long driveways for all residential lots within the subdivision and provide convenient access to the residences.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1591-02	Use permit for an off-premises advertising sign	Approved by BCC	January 2003
VS-1696-96	Vacation and abandonment easements	Approved by PC	November 1996
UC-1134-96	Use permit for off-premises advertising signs	Approved by BCC	August 1995

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use	RM32	Undeveloped
South	Entertainment Mixed-Use & Open Lands	RM32 & RS20	Undeveloped
East	Entertainment Mixed-Use	RS20, H-2, & CG	Single-family residential, undeveloped, & retail complex
*West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	C-2	Interstate 15 & shopping center

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

Related Applications

Application Number	Request
ZC-26-0295	A zone change from H-2 and RS20 to RM18 is a companion item on this agenda.

Related Applications

Application Number	Request
PUD-26-0296	A planned unit development for a single-family attached residential development is a companion item on this agenda.
VS-26-0298	A vacation and abandonment of portions of rights-of-way and easements is a companion item on this agenda.
TM-26-500079	A tentative map for a 216 lot single-family attached 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**Public Works - Development Review**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 cannot support the request to reduce the separation from the driveway to the property line and the distance from back of curb radius (BCR) to the residential driveways. The reduction increases the chance of vehicle collisions from motorists turning around a corner with limited visibility and reaction time as the driveways are too close to the spandrels. Furthermore, there will be an increase in traffic from Jonathan Drive as it is the only access to the surrounding subdivisions. Coupled with the reduced separation between driveways, this further increases the potential for collisions.

Waiver of Development Standards #2

Staff cannot support the request to reduce the street intersection off-set between Street 'A' and Street 'G', as the reduction will create the potential for collisions since all traffic will head north on Parvin Street to Jonathan Drive to exit. With the increase in traffic from Jonathan Drive, it is imperative that the standard is met to ensure safe vehicular access to the subdivisions.

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:

- 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;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 25 feet to the back of curb for Parvin Street;
- Said dedication must occur prior to issuance of building permits, concurrent with the recording of a subdivision map, OR within 30 calendar days from a request for dedication by the County;
- The installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices;
- Applicant to pave Parvin Street from Jonathan Drive south to Bruner Avenue.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; that fire protection may be required for this facility; and to contact Fire Prevention for further information at (702) 455-7316.

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 #0425-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS:

APPLICANT: GREYSTONE NEVADA, LLC (LENNAR)

CONTACT: KIMLEY HORN, 6671 LAS VEGAS BLVD SOUTH, SUITE 320, LAS VEGAS, NV 89119