

08/18/21 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT
(TITLE 30)

HAMILTON AVE/DODD ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0341-STORYBOOK-TROPICANA, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** alternative yard setbacks; and **2)** alternative street section.

DESIGN REVIEWS for the following: **1)** a single family residential development; **2)** a hammerhead design turnaround at the end of a street; and **3)** finished grade for a single family residential development on 2.3 acres in an RUD (Residential Urban Density) Zone.

Generally located on the east side of Dodd Street and the north and south sides of Hamilton Avenue within Whitney. JG/al/jd (For possible action)

RELATED INFORMATION:

APN:

161-27-303-001; 161-27-303-003; 161-27-315-010; 161-27-701-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Permit alternative yard setbacks for 2 lots within a proposed single family residential development.
2. Permit an alternative street cross section design for Dodd Street where a design per Uniform Standard Drawing 205 is required.

DESIGN REVIEWS:

1. A detached single family residential development.
2. Permit a hammerhead design for a turnaround at the end of a street where a radius cul-de-sac per Uniform Standard Drawing 212 is the preferred design for residential developments per Section 30.56.080.
3. Increase finished grade to 30 inches (2.5 feet) where a maximum of 18 inches (1.5 feet) is permitted per Section 30.32.040 (a 66.7% increase).

LAND USE PLAN:

WHITNEY - RESIDENTIAL HIGH (FROM 8 DU/AC TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Acreage: 2.3 (gross)/1.9 (net)
- Number of Lots: 22 (residential)/7 (common)
- Density (du/ac): 9.6
- Minimum/Maximum Lot Size (square feet): 2,667/5,829
- Project Type: Single family residential development
- Number of Stories: 2
- Building Height (feet): 25
- Square Feet: 1,430 to 1,645
- Open Space Required/Provided: 4,400/7.337

Site Plan

This request is for a single family residential development consisting of 22 residential lots and common lots on 2.3 acres with a density of 9.6 dwelling units per acre. The site includes 4 parcels with the majority of the site located on the south side of Hamilton Avenue. The site includes 1 parcel with an area of approximately 0.3 acres located on the northeast corner of Dodd Street and Hamilton Avenue, which will contain 4 of the proposed lots. Each of these lots will have access from Dodd Street (1 lot) or Hamilton Avenue (3 lots). The remaining 18 lots on the south side of Hamilton Avenue will have access from either Hamilton Avenue (9 lots), Dodd Street (2 lots) or from a private street (7 lots) off of Hamilton Avenue. The public streets will include full off-site improvements. The plans show the private street will terminate with a hammerhead turnaround. The application includes a waiver to allow alternative yard setbacks. This is for 2 lots designed as lot 7 and lot 22 on the plans. The homes on these lots will be side loaded, therefore the request is to allow the front and rear yards to be treated as side yards with the side yards becoming the front and rear yards based on the placement of the homes on the lots. The request for the alternative street cross section design is for a portion of Dodd Street in order to align with existing right-of-way dedications and off-site improvements.

Landscaping

The plans depict 7 common lots with a combined area of approximately 7,337 square feet. The plans show 5 of these common lots with an area of approximately 6,900 square feet are being used for landscaping. These landscape lots are a minimum of 5 feet in width and landscape material consists of shrubs and groundcover. These landscape areas are located in areas along the public and private streets and are not required per Title 30.

Elevations

The plans depict 2 story homes with a maximum height of 25 feet. The residences will have pitched roofs with concrete tile roof material. The exterior of the residences have stucco finishes with architectural features such as window and door fenestrations, pop-outs, wood trim, shutters, and other features.

Floor Plans

The homes will range in area from 1,430 square feet to 1,645 square feet. All of the homes will have a minimum 1 car garage. Each residence will have 2 to 4 bedrooms.

Applicant's Justification

The applicant indicates that the proposed development is consistent and compatible with existing residential developments in the area. The waiver to allow alternative yard setbacks is for 2 lots within the development that have unusual shapes due to existing right-of-way dedications. The alternative street cross section for Dodd Street will allow for a design to match with existing off-site improvements and right-of-way dedications. The use of a hammerhead design is needed because of space limitations where the use of a radius bulb cul-de-sac would require additional area reducing the area and number of lots within the proposed development making the project less cost effective. The increase in finished grade is needed in order to level out the site and provide proper drainage.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-19-0413	Reclassified a portion of this site to RUD zoning and included a use permit with waivers and a design review for a single family residential PUD project on this site	Approved by BCC	October 2019
UC-0346-13	Modifications and expansion of an existing PUD that included portions of this site - expired for portions of the site	Approved by PC	August 2013
UC-1681-06	Modifications to an approved PUD that included a portion of this site - expired	Approved by PC	January 2007
ZC-1468-06	Reclassified a portion of this site to RUD zoning for a single family residential development	Approved by BCC	December 2006
UC-1966-03	Expansion of an approved single family residential PUD that included portions of this site - expired	Approved by PC	January 2003
UC-1200-03	Single family residential PUD that included portions of this site - expired	Approved by PC	September 2003

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park & Residential Suburban (up to 8 du/ac)	R-2, RUD, & M-D	Single family residential & warehouse building
South	Residential High (from 8 to 18 du/ac)	RUD	Single family residential
East	Residential High (from 8 to 18 du/ac)	R-E	Single family residential
West	Commercial General	R-E & C-2	Commercial development & undeveloped

Related Applications

Application Number	Request
VS-21-0342	A vacation and abandonment of a right-of-way is a companion item on this agenda.
TM-21-500105	A tentative map for a single family residential 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

Current Planning

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 site as a whole is an odd shape due to the configuration of the exiting lots that make-up the project area. Constraints caused by existing developments and right-of-way alignments abutting this site have created unique design issues for the site. The plans depict 2 proposed lots with unique shapes where orienting a home based on standard yard setbacks would cause extreme setback reductions. By side loading the homes on these lots and allowing the alternative yard setbacks, the lots can be developed in a manner more harmonious with the surrounding area. Therefore, staff can support this request

Design Reviews #1 & #2

The proposed homes within the development are consistent and compatible with the architectural style of existing residences in the abutting single family residential developments. The shape of the site and existing abutting developments creates design issues for this site. The radius cul-de-sac design is the preferred turnaround for the end of a street by the County. However, this site has limited area and the use of a radius bulb cul-de-sac would require more area impacting the developability of the site. Additionally, the hammerhead turnaround design has been used for other developments in this area. Due to the unique design issues for this site and the fact that hammerhead turnarounds are found in other developments in this area, staff can support the request to allow the hammerhead turnaround for this development and can support these design reviews.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to the alternative street section. Although Dodd Street will be dedicated to meet the overall 60 foot wide street standard, the improvements will match what is existing to the south due to the existing utility poles within the 70 foot wide Southern Nevada Power Company (NV Energy) easement adjacent to the site.

Design Review #3

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the McCarran 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 McCarran International Airport facilities to meet future air traffic demand.

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that the County is currently rewriting Title 30 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 this application must commence within 4 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;

- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Hamilton Avenue for an overall right-of-way width of 60 feet, and associated spandrel;
- Coordinate Dodd Street dedication and improvements with Public Works - Development Review.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

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 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.

Building Department - Fire Prevention

- Applicant is advised to refer to Clark County Fire Code Appendix D for proper sizes; and that Street A hammerhead appears to be too small.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Whitney - approval.

APPROVALS:

PROTESTS:

APPLICANT: STORYBOOK-TROPICANA, LLC

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