

12/08/21 BCC AGENDA SHEET

SINGLE FAMILY DEVELOPMENT
(TITLE 30)

GRAND CANYON DR/FORD AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-21-0590-LOWE, MELVIN J. FAMILY TRUST & LOWE, MELVIN J. & BETTY L. TRS:

ZONE CHANGE to reclassify 5.5 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** establish alternative yards; **2)** increase wall height; and **3)** reduce street intersection off-set.

DESIGN REVIEWS for the following: **1)** single family residential development; and **2)** finished grade.

Generally located on the east and west sides of Grand Canyon Drive and the south side of Ford Avenue within Enterprise and Spring Valley (description on file). JJ/rk/jo (For possible action)

RELATED INFORMATION:

APN:

176-18-401-005; 176-18-801-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Establish alternative yards for 1 single family residence where yards are established per Chapter 30.56.
2. Increase block wall height to 10 feet (up to 4 foot retaining with 6 foot screen wall) where a maximum of 9 feet (3 foot retaining with 6 foot screen wall) is permitted per Section 30.64.050 (12% increase).
3. Reduce a street intersection off-set to 106 feet where a minimum of 125 feet is required per Chapter 30.52 (a 16% reduction).

DESIGN REVIEWS:

1. Single family residential development.
2. Increase finished grade to 51 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 184% increase).

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

SPRING VALLEY - MAJOR DEVELOPMENT PROJECT (RHODES RANCH) – SINGLE FAMILY RESIDENTIAL

SPRING VALLEY - MAJOR DEVELOPMENT PROJECT (RHODES RANCH) – MULTIPLE FAMILY RESIDENTIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.5
- Number of Lots: 42
- Density (du/ac): 7.7
- Minimum/Maximum Lot Size (square feet): 3,317/6,578
- Project Type: Single family residential
- Number of Stories: 2
- Building Height (feet): Up to 26
- Square Feet: 2,052/2,300

Site Plans

The plans depict a single family residential development totaling 42 single family lots and 5 common area lots on 5.5 acres. The density of the residential subdivision is 7.7 dwelling units per acre. The lots range in size from a minimum of 3,317 square feet to a maximum of 6,578 square feet. Along the Grand Canyon Drive alignment an amendment to the Transportation Element was approved to eliminate the roadway from the plan (between Pebble Road and Ford Avenue). Therefore, the design of this development does not show Grand Canyon Drive going through. Access to the development is shown from Ford Avenue to the north. The lots within the subdivision will be served by 48 foot wide internal public streets, which include an attached sidewalk on both sides of the street. The proposal for alternative yards and 90 degree shift of the building orientation is intended for Lot 10 which is located on the southwest corner of the subdivision.

Landscaping

A 6 foot wide landscape area is shown behind an attached sidewalk along Ford Avenue. Internal to the development a street landscape buffer is shown on both sides of the entry street.

Elevations

The plans depict 3, two story models up to 26 feet high. All the products have similar building materials consisting of stucco exteriors, decorative stone veneer accents, tile roofing, and 4 sided architecture around windows and doors.

Floor Plan

The models range in size from 2,052 square feet to 2,300 square feet with options that include multiple bedrooms, 2 to 3 car garages, and options for bonus rooms.

Applicant's Justification

The applicant indicates that the proposed development is consistent with other single family residential developments in the area and conforms to both the County's Land Use Plans and the Rhodes Ranch Master Plan.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-21-700003	Plan amendment to amend the Transportation Element for Grand Canyon Drive (between Pebble Road and Ford Avenue)	Adopted by PC	November 2021

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Major Development Project (Rhodes Ranch) - Single Family Residential & Multiple Family Residential, & Public Facility	R-3 & P-F	Single family residential & Forbuss Elementary school
South	Public Facility	R-E	Blue Diamond Wash
East	Residential High (from 8 to 18 du/ac)	R-E	Undeveloped
West	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped

APN 176-18-401-005 is located in the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
TM-21-500166	A tentative map for 42 residential lots on 5.5 acres is a companion item on this agenda.
VS-21-0591	A vacation and abandonment of easements and right-of-way 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**Zone Change

The request is appropriate and compatible with the existing and approved land use patterns in the immediate area. The site is located partially within and adjacent to a master planned community which has primarily been built-out with single family residential uses. The density proposed by this request will result in a land use that will be developed at the same or similar densities of the existing subdivisions within Rhodes Ranch. Therefore, staff finds the proposed zoning is compatible with the existing, approved, and planned development in the area.

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 Standard #1

Staff finds that the alternative yards for 1 lot will not have any adverse effects on the overall development or surrounding parcels. The proposal to rotate the home 90 degrees to the east will allow the property to have a larger corner side setback and the home can potentially have a better front yard aesthetic. Similar requests have been approved with no known adverse impacts to the adjacent properties. Therefore, staff can support this portion of the request.

Waiver of Development Standard #2

The proposed retaining wall is due to the natural low areas and topography of the site. The primary reasoning for the over height walls is the land slopes from north to south, but they are draining the proposed lots from south to north, resulting in the need for an over height retaining wall. Additionally, the combined wall height is only a 12% deviation from Code and will be constructed with a decorative finish. Therefore, staff can support this portion of the request.

Design Review #1

The design of the subdivision layout is consistent and compatible with approved and planned land uses in this area, and staff finds that the project conforms to Urban Land Use Policy 10 of the Comprehensive Master Plan which encourages site designs to be compatible with adjacent land uses and off-site circulation patterns. The design of the elevations and floor plans meet Urban Land Use Policy 43 by providing a variety of elevations with articulating building facades. Therefore, staff recommends approval of this request.

Public Works - Development Review

Waiver of Development Standards #3

Staff has no objection to the reduction in the street intersection offset between Ford Avenue and Street B along Street A. With the additional common elements adjacent to Street A, visibility will be improved for those entering the site.

Design Review #2

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.

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

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Enter into a standard development agreement for APN 176-18-401-005 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.
- 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 the waivers of development standards and design reviews must commence within 4 years of approval date or they 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;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Ford Avenue;
- Grant an access easement to Public Works for access to the wash.
- 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.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code.

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 #0263-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Spring Valley - approval (dedicate an 80 foot wide right-of-way to allow for the continuation of Grand Canyon Drive).

APPROVALS:

PROTESTS:

APPLICANT: SIDHOM BROTHERS COMPANY, LLC

CONTACT: THE WLB GROUP, 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV 89120