

01/04/22 PC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT  
(TITLE 30)

**UPDATE**  
NEAL AVE/PLACID ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-21-0642-WILLIAM LYON HOMES INC:**

**HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** establish alternative yards; and **2)** reduce setbacks.

**DESIGN REVIEW** for a single family residential development on 2.0 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the northwest corner of Neal Avenue and Placid Street within Enterprise. MN/sd/jo (For possible action)

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RELATED INFORMATION:

**APN:**

191-04-514-001 through 191-04-514-003

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Establish alternative yards for proposed single family residential lots where yards are established per Chapter 30.56.
2. Reduce the rear setback on Lot 2 and Lot 3 to 12.5 feet where 15 feet is required per Table 30.42-2 (a 17% reduction).

**LAND USE PLAN:**

ENTERPRISE - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 286, 288, and 296 Woodfield Court
- Site Acreage: 2
- Number of Lots/Units: 3
- Density: 5.0
- Minimum/Maximum Lot Size (square feet) (gross): 4,026/10,106 square feet
- Project Type: Single family residential development
- Number of Stories: 1
- Building Height (feet): 16
- Square Feet: 1,805 to 2,045

### Site Plans & History

The originally approved plans depict a 13 lot single family residential development. The project was re-designed to meet the current Code by providing a cul-de-sac bulb instead of the hammerhead design as previously approved, and as a result, the lot sizes have changed. The approved plans depict a single family residential development with a density of 5.0 dwelling units per acre. The lot sizes range from 4,026 square feet to 10,106 square feet (gross/net). The northern 3 lots adjacent to the R-D zoning and the 2 western lots adjacent to the R-E zoning are larger, ranging in size from 8,212 square feet to 10,106 square feet. The approved plans also depict 5 lots having direct access to Neal Avenue with the remaining 8 lots obtaining access from a 42 foot wide private street that intersects with Placid Street. The 42 foot wide cul-de-sac will have a 4 foot wide sidewalk on 1 side (north) of the street.

The requested waivers are for the establishment of an alternative yard for Lot 3 with the front door and garage door facing the side of the lot and not directly to the street. Lots 2 and 3 are the subject of a reduction in the rear yard setbacks to 12.5 feet, where 15 feet is required.

### Landscaping

The plans depict 6 foot wide common lots for landscaping along Placid Street with an attached sidewalk. The proposed landscaping will include, but is not limited to, Desert Broom, Chinese Pistache, and Cliff Goldenbush. Landscaping is not a part of this request.

### Elevations

The plans show model residences are 1 story with heights up to 16 feet. The residences will have pitched roofs with concrete tile roofing material. The front elevations will consist of stucco, brick or stone veneer, decorative metal railing, and architectural treatments around the doors and windows to enhance the elevations.

### Floor Plan

The floor plan options for the residential home models will have a 2 car garage, kitchens, deluxe master bath, additional bedrooms, teen room, and a study room or a fireplace.

### Signage

Signage is not a part of this request.

### Applicant's Justification

The reduction is for the rear setbacks for Lots 2 and 3. The request to re-orient Lot 3 with an alternative front yard is a result of fronting onto a cul-de-sac that will affect the front yard of Lot 3. The east side of the lot will become the front yard and the west side of the lot will become the rear side. The conventional R-2 front, side, and rear yard setbacks will be in place with 20 feet to the front, 5 feet to the side, and 15 feet to the rear.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
VS-20-0585	Vacated and abandoned easements	Approved by PC	February 2021

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ET-20-400098 (DR-18-0491)	First extension of time for a single family residential development with increased finished grade	Approved by BCC	October 2020
DR-18-0491	Single family residential development with increased grade	Approved by BCC	August 2018
TM-18-500116	13 single family lots and common lots on 2.1 acres	Approved by BCC	August 2018
ET-18-400024 (NZC-0579-13)	Second extension of time to reclassify 2.6 acres from R-D to R-2 zoning with a design review for a single family residential development	Approved by BCC	March 2018
NZC-0579-13 (ET-0160-16)	First extension of time to reclassify 2.6 acres from R-D to R-2 zoning with a design review for a single family residential development	Approved by BCC	January 2017
NZC-0579-13	Reclassified 2.6 acres from R-D to R-2 zoning with a design review for a single family residential development	Approved by BCC	February 2014
ZC-0414-06 (WC-0154-06)	Waived conditions of the zone change for full off-site improvements (curb, gutter, sidewalk, and streetlights)	Approved by BCC	August 2006
VS-0427-06	Vacated government patent easements not necessary for development of the area - expired	Approved by BCC	May 2006
ZC-0414-06	Reclassified the site to an R-D zoning for a single family residential development	Approved by BCC	May 2006

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Residential Low (up to 3.5 du/ac)	R-D	Single family residential
South	Residential Suburban (up to 8 du/ac)	R-1	Single family residential
East	Residential Medium (3 to 14 du/ac)	R-2	Single family residential
West	Residential Low (up to 3.5 du/ac)	R-E	Single family residential & undeveloped

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

**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

Staff finds that the alternative yard for Lot 3 will not have any adverse effects on the overall development including the traffic circulation patterns. The proposal to rotate the home 90 degrees to the east will allow the property to have a larger rear yard and the home can potentially have a better front yard aesthetic. Staff finds that the home will continue to meet the required setbacks and separations required by Code. Staff finds that this request complies with Urban Specific Policy 10 of the Comprehensive Master Plan which encourages site designs to be compatible with adjacent land uses and off-site circulation patterns; therefore, staff recommends approval of this request.

#### Waiver of Development Standards #2

Staff finds the request for reduction to rear setbacks to be minimal and will have little to no impact on the immediate neighborhood or surrounding area. Directly behind the proposed homes are single family residences that are zoned R-D, which are larger in size and have considerably larger back yards that will help buffer any impacts from these adjoining lots; therefore, staff can support this request.

#### Design Review

The design of the subdivision and the proposed residential model homes with different front facade options, and architectural enhancements comply with Urban Specific Policy 43 of the Comprehensive Master Plan which encourages to promote projects that provide varied neighborhood design and/or innovative architecture such as varied rooflines, and/or varied architectural elements on all sides. Additionally, the proposed residential subdivision will provide a range of lot sizes with different size homes, complying with Land Use Goal 7 of the Comprehensive Master Plan which encourages providing housing alternatives to meet a range of lifestyle choices, and affordability levels; therefore, staff can support this request.

#### **Department of Aviation**

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Henderson Executive Airport and is subject to potentially significant aircraft noise and continuing over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Airport 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**

- 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 2 years of approval date or it will expire.

### **Public Works - Development Review**

- No comment.

### **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 homes purchased or soundproofed.

### **Building Department - Fire Prevention**

- No comment.

### **Clark County Water Reclamation District (CCWRD)**

- No comment.

**TAB/CAC:**

**APPROVALS: 1 card**

**PROTESTS:**

**PLANNING COMMISSION ACTION:** December 21, 2021 – HELD – To 01/04/22 – per the applicant.

**APPLICANT:** ROSALINDA MEADOR-APARICIO

**CONTACT:** ROSALINDA MEADOR-APARICIO, TANEY ENGINEERING INC., 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118