

01/04/22 PC AGENDA SHEET

DRIVEWAY WIDTH
(TITLE 30)

BELCASTRO ST/GOMER RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0649-GREYSTONE NEVADA, LLC:

WAIVER OF DEVELOPMENT STANDARDS to increase residential driveway width.

DESIGN REVIEW for single family residences on 10.4 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the north and south sides of Gary Avenue, the east and west sides of Belcastro Street (alignment), and the north side of Gomer Road within Enterprise. JJ/jt/jo (For possible action)

RELATED INFORMATION:

APN:

176-22-801-024; 176-22-801-026 and 176-22-801-027

WAIVER OF DEVELOPMENT STANDARDS:

Increase residential driveway width to 57 feet where 28 feet is the maximum allowed per Uniform Standard Drawing 222 (a 104% increase).

LAND USE PLAN:

ENTERPRISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 10.4
- Number of Lots: 20
- Density (du/ac): 1.9
- Project Type: Single family residential home models
- Number of Stories: 1
- Building Height (feet): 23
- Square Feet: 3,814 & 4,150

Background

This application is to increase the driveway width and add 2 additional home models for up to 20 lots for a second phase of a previously approved subdivision (TM-0153-16). Thirty-two lots were mapped and recorded in phase 1, which are located on the south side of Gary Avenue, the

north side of Gomer Road, the east side of Monte Cristo Way (alignment), and the west side of Belcastro Street. The recorded portion of this subdivision is located on the south and west sides of the remaining portion of the site. On the remaining lots within the subdivision, the additional home models will include recreational vehicle garages, and the increased driveway widths will accommodate the recreational vehicles along with 3 or 4 car garages.

Site Plan

The remaining portion of the previously approved subdivision (TM-0153-16) depicts a 4 lot cul-de-sac on the northwest corner of Gary Avenue and Belcastro Street, 8 lots on the south side of Gary Avenue between Belcastro Street and Montessori Street, and two, 4 lot cul-de-sacs on the east and west sides of Montessori Street. No changes are proposed to the previously approved layout of the subdivision.

A waiver of development standards is necessary to allow driveways on the remaining lots up to 57 feet wide where 28 feet is the maximum.

Landscaping

No changes to the previously approved landscaping are proposed with this application.

Elevations

The new single family residence elevations extend up to a maximum height of 23 feet to the peak of the pitched roof. An attached recreational vehicle garage is included with both models, which also includes 3 or 4 car garages. Exterior materials include painted stucco, trim around the windows and doors, and other architectural accents such as faux shutters and stone veneer.

Floor Plans

The proposed floor plans are 3,814 square feet and 4,150 square feet.

Applicant's Justification

According to the applicant, the additional driveway width will allow unimpeded vehicular ingress and egress for homes with 3 or 4 car garages and recreational vehicle garages. The additional home models will provide the additional amenity of an attached recreational vehicle garage.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0750-16	Single family residential subdivision and waiver of conditions of WS-0213-16 requiring certain street dedications	Approved by BCC	January 2017
VS-0751-16	Vacated and abandoned rights-of-way and easements	Approved by BCC	January 2017
TM-0153-16	56 single family residential lots	Approved by BCC	January 2017

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0213-16	Single family residential subdivision with increased wall height, with waivers for off-site improvements and reduced street intersection	Approved by BCC	June 2016
TM-0042-16	56 single family residential lots - expired	Approved by BCC	June 2016
ZC-1026-05	Reclassified properties from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped & Union Pacific Railroad
South & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped & single family residential

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis**Current Planning**Waiver 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.

Design Review

The 2 additional home models comply with Title 30 standards for single family residential design, and staff can support the request since Public Works supports the waiver of development standards to increase the driveway width.

Public Works - Development ReviewWaiver of Development Standards

The site is in the Rural Neighborhood Preservation (RNP-I) overlay district, in which the roads are built to non-urban standards. In addition, the site will not have any sidewalks, the residential driveways meet all the other minimum requirements per Uniform Standard Drawing 222; therefore, staff has no objection to the increase driveway widths.

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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: DAVE CORNOYER

CONTACT: AMBER DOLCE, RCI ENGINEERING, 500 S. RANCHO DRIVE, SUITE 17,
LAS VEGAS, NV 89106