

01/19/22 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

ROCHELLE AVE/EL CAPITAN WY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-21-0679-COUNTY OF CLARK (AVIATION):

ZONE CHANGE to reclassify 4.7 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone for a single family residential development.

WAIVER OF DEVELOPMENT STANDARDS for intersection off-sets.

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

Generally located on the south side of Nevso Drive and the north side of Rochelle Avenue, 660 feet west of El Capitan Way within Spring Valley (description on file). JJ/nr/jo (For possible action)

RELATED INFORMATION:

APN:

163-20-101-014

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the intersection off-set to 106 feet where 125 feet is required per Section 30.52.052 (a 15.2% reduction).

DESIGN REVIEWS:

1. Single family residential development.
2. Increase finished grade up to 36 inches (3 feet) where a maximum of 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 100% increase).

LAND USE PLAN:

SPRING VALLEY - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.7
- Number of Lots/Units: 37
- Density (du/ac): 7.9
- Minimum/Maximum Lot Size (square feet): 3,500/5,153

- Project Type: Single family residential
- Number of Stories: 2
- Building Height (feet): 25.9
- Square Feet: 2,052 to 2,300
- Open Space Provided: 8,301

Site Plans

The plans depict a 37 lot single family residential subdivision on 4.7 acres for a density of 7.7 units per acre. The minimum net lot size is 3,500 square feet and the maximum is 5,153 square feet. The lots are accessed via 1 public street from Rochelle Avenue, with 2 cul-de-sacs extending west from the public street. The western lots access the cul-de-sacs; therefore, there are only 4 lots adjacent to the single family residential development to the west.

Landscaping

A 6 foot wide landscape area is shown along both Nevso Drive and Rochelle Avenue behind a 5 foot wide attached sidewalk. The plan includes 8,301 square feet of open space on the corner of Street A and Street C for residents.

Elevations

Three distinct elevation options are offered for each of the three, 2 story home floor plans. Exterior elements will include pitched tiles roofs and stucco exteriors with stone veneer.

Floor Plan

The proposed homes range from 2,052 square feet to 2,300 square feet and are composed of typical room types within the size of the home.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant states that the proposed development is consistent with the area and existing neighborhoods. The proposed increase in finished grade is needed to create positive drainage on the site.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential High (from 8 to 18 du/ac)	R-3	Multiple family residential
South & West	Residential Suburban (up to 8 du/ac)	R-1	Single family residential
East	Residential Suburban (up to 8 du/ac)	R-2	Single family residential

Related Applications

Application Number	Request
TM-21-500191	A tentative map for a 37 lot residential subdivision is a companion item on this agenda.
VS-21-0680	A vacation and abandonment of an easement 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 & Design Review #1

The zone change conforms to the planned land use designation from the Master Plan. The proposed development is consistent and compatible with other residential developments in the area. Larger lots are provided along the western property line to transition from the R-1 zoned development. The proposed 37 lot subdivision conforms to the development standards delineated in the R-2 zoning district and provides future residents open space. Since the application is consistent with the Master Plan and the surrounding area, staff can support the zone change and the design review.

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.

Public Works - Development Review

Waiver of Development Standards

Staff has no objection to the request to reduce the street intersection off-set between Rochelle Avenue and Street "C". The proposed 37 lot subdivision should see a low volume of traffic because of the limited number of lots.

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 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;
- 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 the waiver 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;
- Traffic study and compliance;
- Full off-site improvements.
- 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.

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 #0161-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: AMH DEVELOPMENT, LLC

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