

SINGLE FAMILY DEVELOPMENT
(TITLE 30)

ROCHELLE AVE/PECOS RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0683-GIVANT, DAWN & BURCO, KIM:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** wall height; and **2)** off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).

DESIGN REVIEWS for the following: **1)** finished grade; **2)** hammerhead street design; and **3)** single family residential development on 6.4 acres in an R-1 (Single Family Residential) Zone.

Generally located on the north side of Rochelle Avenue, 390 feet east of Pecos Road within Paradise. TS/nr/jo (For possible action)

RELATED INFORMATION:

APN:

161-19-101-005; 161-19-101-009

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the height of a block wall to 12 feet (6 foot screen wall/6 foot retaining) where a maximum height of 9 feet (6 foot screen wall/3 foot retaining) is allowed per Section 30.64.050 (a 33% increase).
2. Waive off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Rochelle Avenue where required per Chapter 30.52.

DESIGN REVIEWS:

1. Increase finished grade up to 84 inches (7 feet) where a maximum of 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 366.7% increase).
2. Allow a private street to terminate in 2 hammerhead designs where a radius cul-du-sac per Uniform Standard Drawing is preferred per Section 30.56.080.
3. Single family residential development.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 3482 & 3512 E. Rochelle Avenue
- Site Acreage: 6.4

- Number of Lots: 30
- Density (du/ac): 4.7
- Minimum/Maximum Lot Size (square feet): 6,900/9,579
- Project Type: Single family development
- Number of Stories: 1
- Building Height: 15 feet 7 inches to 22 feet 8 inches
- Square Feet: 3,600 to 3,775

Site Plans

The plans submitted depict a 30 lot single family residential development on 6.4 acres for a density of 4.7 units per acre. The minimum net lot size is 6,900 square feet and the maximum is 9,579 square feet. Five lots are accessed from Rochelle Avenue. The remaining lots are accessible on a private street from Rochelle Avenue with 2 streets terminating in hammerhead cul-du-sacs extending west from the private street (one ends with a stub street extending east). The majority of the increased finish grade is located on the northern portion of the site. The increased wall height (retaining plus screening wall) is located on all sides of the site with an overall height of 12 feet.

Landscaping

Plans show a 5 foot wide landscape strip along the lots on the western side of the private street (Lots 25, 26, 16, and 17) a 5 foot wide strip along the north side of Lot 8 (south side of stub street) and a 6 foot wide landscape strip on the south side of Lot 1 which sides on Rochelle Avenue.

Elevations

Three elevation options are offered for 3 single story homes. The height ranges from 15.7 feet high to 22.8 feet high. Exterior elements will include stucco exteriors with stone veneer options with tiled roof.

Floor Plan

The proposed homes range from 3,600 square feet to 3,775 square feet and are composed of typical room types within the area of the home. Various models offer 3 to 4 car garages and 1 model has an RV garage.

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 meets the rural characteristics of the existing neighborhood. The proposed increase in finish grade is needed to create positive drainage on the site.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0907-16	32 lot subdivision with increased finished grade - expired	Approved by BCC	February 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-1	Single family residential
East & South	Rural Neighborhood Preservation (up to 2 du/ac)	R-1	Single family residential
West	Rural Neighborhood Preservation (up to 2 du/ac) & Commercial General	R-1 & C-1	Mini-warehouse & single family residential

Related Applications

Application Number	Request
TM-21-500192	A tentative map for a 30 lot single family subdivision is a companion item on this agenda.
VS-21-0684	A vacation and abandonment of easements 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 & Design Reviews #2 & #3

The request is to increase the height of a retaining wall and screen wall within the development in order to provide for additional increased grade. The range would be from a 4 foot to 6 foot high retaining wall with a 6 foot high screen wall. Staff finds that the proposed retaining and screen wall height increase will have an impact on adjacent residential properties with an overall height of the wall ranging from 10 feet high (on the west side) to 12 feet high (on the north and the east sides). Staff could support the proposed increase with a stair stepped wall with a 3 foot wide landscape area in between the retaining wall and the screening wall to reduce the bulk of the overall wall height. The proposed development includes the hammerhead street design for 2 of the streets, which is not preferred for traffic circulation for emergency response and

encourages parking within the hammerhead. Although the 30 lot subdivision conforms to the development standards delineated in the R-1 zoning district, the increased wall height and hammerhead design are not consistent or compatible with the surrounding area; therefore, staff cannot support these requests.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to the request to not install full off-site improvements on Rochelle Avenue. This request will allow the new subdivision to develop while leaving the existing non-urban street standards in place for this section of Rochelle Avenue, from Pecos Road to Pearl Street.

Design Review #1

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 of waiver of development standards #2 and design review #1; denial of waiver of development standards #1 and design reviews #2 and #3.

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

If approved:

- Stair step with a planter 3 feet in width between the retaining wall and the screening wall;
- 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;

- Right-of-way dedication to include 30 for Rochelle Avenue;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- 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.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised that there may be unpermitted septic systems on APNs 161-19-101-005 and 161-19-101-009; to connect to municipal sewer and remove the septic systems in accordance with Section 17 of the SNHD *Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management*; and to submit documentation to SNHD showing that the systems have been properly removed.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Paradise - approval (approval of waiver of development standards #2 and design review #1; denial of waiver of development standards #1 and design reviews #2 and #3).

APPROVALS:

PROTESTS:

APPLICANT: GREYSTONE NEVADA, LLC

CONTACT: HORROCKS ENGINEERS, 1401 N. GREEN VALLEY PARKWAY, SUITE 160, HENDERSON, NV 89074