

SETBACKS
(TITLE 30)

OLETA AVE/BURROWS DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-22-0142-D R HORTON INC:

WAIVER OF DEVELOPMENT STANDARDS for reduced setbacks in conjunction with single family residences on 0.5 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the north side of Oleta Avenue and east and west of Burrows Drive within Enterprise. JJ/jgh/syp (For possible action)

RELATED INFORMATION:

APN:

176-19-211-001; 176-19-211-005; 176-19-211-006; 176-19-211-015 through 176-19-211-016

WAIVER OF DEVELOPMENT STANDARDS:

1. a. Reduce the interior side yard setback to 3 feet where 5 feet is required per Table 30.40-2 (Lot 155 and Lot 170) (a 40% decrease).
- b. Reduce the side street corner setback and setback from a street to 7 feet where 10 feet is required per Table 30.40-2 and Section 30.56.040 (Lot 159, Lot 160, and Lot 169) (a 30% decrease).

LAND USE PLAN:

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Acreage: 0.5
- Number of Lots: 5 out of 23 lots
- Project Type: Single family residential development
- Number of Stories: 2
- Building Height (feet): 35 feet
- Square Feet: 1,616 to 1,966

Site Plans

The plans depict the 5 lots along Oleta Avenue, Magnus Court, and Burrows Drive within a new single family residential development. Lot 155 and Lot 159 have access to Oleta Avenue, Lot 160 and Lot 169 have access to Magnus Court, and Lot 170 has access from Burrows Drive. The

internal streets consist of a 41 foot wide private street with a 4 foot wide sidewalk on 1 side of the street. Lot 155 has a 4.5 foot side setback and Lot 170 has a 3.7 foot side setback. Lot 159, Lot 160 and Lot 169 have a 7.5 foot side street corner setback.

Landscaping

Landscaping is not required nor a part of this application.

Elevations

The plans submitted by the applicant depict 3 different models with each model having potential variations. All elevations on all plans depict fenestration on windows and doors and enhanced architectural elements.

Floor Plans

The plans depict 3 different models comprised of 2 story floor plans that have a 2 car garage (front loaded) and range between 1,616 and 1,966 square feet (livable area) with available options.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates the side reduction in setbacks will allow the developer to offer the "Falls" product on the subject lots which will be consistent with the product used on all other lots within the subdivision.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0555-16	Vacated easements of interest to Clark County located between Blue Diamond Road and Serene Avenue	Approved by PC	September 2016
ZC-0030-15	Reclassified 35.7 acres from R-E and H- to R-2 zoning	Approved by BCC	March 2015
VS-0031-15	Vacated and abandoned patent easements and a right-of-way (portion of Jensen Street)	Approved by BCC	March 2015
TM-0007-15	244 single family residential lots	Approved by PC	March 2015

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2 & H-2	Undeveloped & single family residential
South & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	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**

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.

Staff reviews waiver of development standards to ensure compatibility with existing and planned development in the surrounding area. Setbacks and separations help to preserve the appeal and integrity of an area and to moderate visual impacts and possible safety issues. The subject residences are in a developing 244 lot subdivision. Staff finds that the proposed reduction in the side setback is internal to the subdivision and will not have any negative impacts on the property adjacent to the subdivision; therefore, staff can support the request.

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**

- Applicant is advised that architectural intrusions may not be closer than 3 feet to the property line; 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: D R HORTON INC

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