

06/08/22 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

CASEY DR/PEARL ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-22-0219-SHAH, PANKAJ K.:

ZONE CHANGE to reclassify 0.8 acres from an R-E (Rural Estates Residential) Zone to an R-1 (Single Family Residential) Zone.

DESIGN REVIEW for a single family residential development.

Generally located on the north side of Casey Drive, 155 feet east of Pearl Street within Paradise (description on file). JG/al/jo (For possible action)

RELATED INFORMATION:

APN:

161-30-202-008

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Acreage: 0.8
- Number of Lots: 3
- Density (du/ac): 3.8
- Minimum/Maximum Lot Size (square feet): 11,489/11,489
- Project Type: Single family residential development
- Number of Stories: 1
- Building Height (feet): 17.5
- Square Feet: 3,678 (homes)/573 (casitas)

Site Plan

There is an existing single family residence with accessory structures on the property that will be demolished to allow for the proposed development. The plan depicts a single family residential development consisting of 3 lots on 0.8 acres with a density of 3.8 dwelling units per acre. The parcel will be divided into 3 lots of equal size with each lot taking access from Casey Drive. The plans depict an optional casita/accessory apartment in the rear yard of each lot. The plans indicate that all required building setbacks and separations will be met.

Landscaping

No landscape plan was submitted with this request. This is an in-fill development and there are no special landscape requirements for this site. Typical landscaping in the front and rear yards will be installed by the homeowner with the development of each lot.

Elevations

The plans depict a 1 story home model that is 17.5 feet in height. The homes will have a pitched roof with asphalt shingles for roofing material. The exterior of the homes will be a combination of vinyl siding and a stucco finish painted in earth tone colors. The optional casita/accessory apartment is 1 story and 12 feet in height. The casitas will have pitched roofs with asphalt shingles for roofing materials and have a stucco finish painted in earth tone colors.

Floor Plan

The homes have an area of 3,678 square feet which includes 4 bedrooms and a 2 car garage. The casita/accessory apartment has an area of 573 square feet. The structure is divided into 2 bedrooms, bathroom, and living room area, the accessory apartments will have a kitchen and the casitas a wet bar.

Applicant’s Justification

The applicant indicates that this request will redevelop an existing run down, unsightly property. The proposed development will improve the appearance of the community and provide 3 new homes that will increase the local tax base. The proposed development is consistent and compatible with the existing developments surrounding the site.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	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

Zone Change & Design Review

The site is currently developed with a single family residence with accessory structures that were originally constructed in 1959 in an R-E zone. The properties abutting this site consist of single family developments in an R-1 zone with the oldest homes abutting this site constructed in the 1970’s. The proposed project is an in-fill development. The Master Plan is designating the site for Mid-Intensity Suburban Neighborhood (up to 8 du/ac) and the request to reclassify this site to an R-1 zone is in conformance with the Master Plan. The size and scale of the proposed homes are consistent and compatible with the existing homes abutting the site. The size of the proposed lots are consistent with the sizes of the lots adjacent to the site. The request complies in part with Policy 1.4.4 In-fill and Redevelopment, which encourages in-fill development and

redevelopment to be compatible with the scale and intensity of the surrounding area. The proposed development is consistent and compatible with the adjacent developments and will redevelop an older, unsightly property. Therefore, staff supports these requests.

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.
- 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 design review must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements.

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 #0161-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PANKAJ SHAH

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