

06/21/22 PC AGENDA SHEET

LANDSCAPING
(TITLE 30)

MAULE AVE/BUFFALO DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-22-0269-LV MAULE, LLC:

WAIVER OF DEVELOPMENT STANDARDS to allow non-standard improvements (landscaping) within the right-of-way on 13.9 acres in an R-4 (Multiple Family Residential – High Density) (AE-60) Zone in the CMA Design Overlay District.

Generally located on the north side of Maule Avenue and the west side of Buffalo Drive within Spring Valley. MN/jgh/jo (For possible action)

RELATED INFORMATION:

APN:
176-04-601-021

LAND USE PLAN:
SPRING VALLEY - BUSINESS EMPLOYMENT

BACKGROUND:
Project Description

General Summary

- Site Address: 7880 W. Maule Ave
- Site Acreage: 13.9
- Project Type: Landscaping

Site Plans

The plans depict a multiple family residential development that is west of the subject landscaped area. Access to the site is from Maule Avenue via 2 driveways to the north. The property is adjacent to Buffalo Drive on the east and CC 215 on the north. The proposed non-standard improvements (landscaping) will be located on a small parcel along the east property line adjacent to Buffalo Drive, south of CC 215.

Landscaping

There is an existing 15 foot wide landscape area with a detached sidewalk located along Maule Avenue. A 15 foot wide landscape area is located along the eastern property line adjacent to the CC 215/Buffalo Drive off-ramp and a 10 foot wide landscape area is located along the north and west property lines. Additional landscaping is located adjacent to the apartment buildings.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant would like to add landscaping because by adding trees, shrubs, and groundcover in this area, it will enhance the visual landscape.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-21-0615	Allowed freestanding signs in a residential zone on 13.9 acres in an R-4 zone	Approved by BCC	December 2021
VS-19-0729	Vacated and abandoned easements	Approved by PC	November 2019
NZC-19-0402	Apartment complex and landscaping	Approved by BCC	August 2019
UC-0483-06	Temporary batch plant on a portion of the site	Approved by PC	May 2006
ZC-1114-04	Reclassified the eastern portion of the site from R-E to C-2 zoning for an office/retail facility	Approved by BCC	July 2004
ZC-1360-03	Reclassified the western portion of the site from R-E to C-2 zoning for future commercial development	Approved by BCC	October 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	R-E & C-2	CC 215 & undeveloped
South	Business Employment	R-3 & R-E	Multiple family residential & undeveloped
East	Business Employment	C-2	Undeveloped
West	Business Employment	U-V	Mixed-use project under development

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.

Public Works - Development Review

The applicant is responsible for maintenance and up-keep of any non-standard improvement; the County will not maintain any landscaping placed in the right-of-way. Staff can support the request but the applicant must execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

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 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

- Applicant to execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- The applicant is advised that there is an existing 21 inch PVC sewer along the proposed landscaping area; and per the Design and Construction Standards for Wastewater Collections Systems (DCSWCS), no landscaping having a mature height greater than 3 feet shall be placed over the existing sewer.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: LV MAULE LLC

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