

06/21/22 PC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT
(TITLE 30)

LA CIENEGA ST/WIGWAM AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0291-NEW WEST RESIDENTIAL 2, LLC:

WAIVER OF DEVELOPMENT STANDARDS to increase wall height.

DESIGN REVIEW for a single family residential development on 2.3 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the west side of La Cienega Street, 290 feet north of Wigwam Avenue within Enterprise. MN/md/jo (For possible action)

RELATED INFORMATION:

APN:

177-16-601-015

WAIVER OF DEVELOPMENT STANDARDS:

Increase the height of a combination screen wall/retaining wall to 10 feet (6 foot screen wall with a 4 foot retaining wall) where a maximum height of 9 feet (6 foot screen wall with a 3 foot retaining wall) is permitted per Section 30.64.50 (an 11.1% increase).

LAND USE PLAN:

ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.3
- Number of Lots: 4
- Density (du/ac): 1.8
- Minimum/Maximum Lot Size (square feet): 20,110/23,248 (net)/24,518/24,549 (gross)
- Project Type: Single family residential development

Site Plans

The plans depict a detached single family residential development situated on a 2.3 acre site consisting of 4 residential lots with a density of 1.8 dwelling units per acre. The minimum and maximum gross lot sizes are 24,518 and 24,549 square feet, respectively. The minimum and maximum net lot sizes are 20,110 and 23,248 square feet, respectively. Access to the project site is granted via a 38 foot wide east/west private street connecting to La Cienega Street. The

private street providing access to the development terminates into a cul-de-sac bulb. A waiver of development standards is required to increase the height of the combination screen wall/retaining wall height up to 10 feet along the north, south, west, and southeastern portions of the development. No elevations or floor plans have been submitted with this application as the residences will be custom homes designed by the future property owners, however cross sections submitted with the application show the finished grade will not be increased more than 36 inches.

Landscaping

No landscaping is proposed or required with this single family residential development.

Applicant’s Justification

The applicant states the up to 4 feet of retaining wall is required due to the fill of the site needed for positive drainage.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassified 3,800 parcels from R-E to an R-E (RNP-I) zone	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Undeveloped

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Waiver of Development Standards and Design Review

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.

The increase to the proposed height of the combination screen wall/retaining wall up to 10 feet along the perimeter of the development is necessary due to the topography of the project site. Staff finds the increase to the wall height should have minimal impact on the surrounding land uses and properties. The proposed 4 lot cul-de-sac design is similar to other developments

within the immediate area and should not impact the surrounding residential development; therefore, staff recommends approval.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Harry Reid International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the Harry Reid International Airport facilities to meet future air traffic demand.

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

- Drainage study and compliance;
- Vacate any unnecessary rights-of-way and/or easements.
- Applicant is advised that off-site improvement permits may be required.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

Fire Prevention Bureau

- No comment.

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 #0112-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: NEW WEST RESIDENTIAL 2, LLC

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