

SINGLE FAMILY RESIDENTIAL DEVELOPMENT
(TITLE 30)

PLACID ST/ROBINDALE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0335-NEW WEST RESIDENTIAL 1, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce net lot area for residential lots; and **2)** increase wall height.

DESIGN REVIEW for finished grade in conjunction with a single family residential subdivision on 2.4 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the east side of Placid Street and the north side of Robindale Road within Enterprise. MN/rk/syp (For possible action)

RELATED INFORMATION:

APN:

177-09-603-016

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce net lot area for 1 lot to a minimum of 16,082 square feet where 16,200 square feet is the standard per Table 30.40-1 (a 1% reduction).
2. Increase combined screen wall and retaining wall height to 11 feet (5 foot retaining wall and 6 foot screen wall) where a maximum of 9 feet (3 foot retaining wall and 6 foot screen wall) is permitted per Section 30.64.050 (a 22% increase).

DESIGN REVIEW:

Increase finished grade to 60 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 67% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.4
- Number of Lots: 4
- Density (du/ac): 1.7
- Minimum/Maximum Lot Size Gross (square feet): 21,203/22,904

- Minimum/Maximum Lot Size Net (square feet): 16,082/19,196
- Project Type: Single family residential development

Request & Site Plan

The site plan depicts a 4 lot single family subdivision with a cul-de-sac. The entrance to the subdivision is from Placid Street to the west. One of the lots will have a minimum net lot area of less than the 16,200 square feet per Code due to a 20 foot wide drainage and sewer easement that leads out to Robindale Road. This lot is adjacent to a collector street which may be reduced from a net area of 18,000 square feet down to a net area of 16,200 square feet (a 10% reduction). Finally, the plans also depict that the finished grade of the site will be increased up to 5 feet due to a portion of the site's natural elevation being depressed. These areas of the site are also where the over height retaining walls are located near the northern portion of the development.

Applicant's Justification

According to the applicant the increase fill and wall height are needed for positive drainage from the lot to the private street. Furthermore, the applicant indicates the proposed development and density will result in a land use that is consistent with the surrounding neighborhood.

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

Related Applications

Application Number	Request
VS-22-0336	A request to vacate patent 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 Standard #1

This portion of the application is for a 1% reduction in net lot area for 1 lot within the subdivision. The reduction will not be discernable to the neighboring property owners. Staff finds this is a minor reduction in lot area and this will not have a negative impact on other properties in the neighborhood; therefore, staff can support this request.

Waiver of Development Standard #2

Portions of this site will have combination screen/retaining walls that are increased to accommodate street drainage, natural topography, and corresponding pad heights. Due to site constraints an increase to the overall wall height along portions of the development are warranted; therefore, staff can support this request.

Public Works - Development Review

Design Review

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.

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;
- 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 feet for Placid Street, 40 feet Robindale Road, and associated spandrel.
- 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.

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)

- No comment.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: NEW WEST COMPANY

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