

08/03/22 BCC AGENDA SHEET

SINGLE FAMILY DEVELOPMENT
(TITLE 30)

MOAPA VALLEY BLVD/WAITE AVE
(MOAPA VALLEY)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-22-0333-NELSON, DUSTIN & LAUREN & HARDY STANLEY G. & LANA J.:

ZONE CHANGE to reclassify 1.8 acres from an R-U (Rural Open Land) Zone to an R-E (Rural Estates Residential) Zone.

WAIVER OF DEVELOPMENT STANDARDS to reduce building separations for existing structures.

DESIGN REVIEW for a single family residential development within the Moapa Valley Design Overlay District.

Generally located on the southwest corner of Moapa Valley Boulevard and Waite Avenue within Moapa Valley (description on file). MK/al/jo (For possible action)

RELATED INFORMATION:

APN:

041-22-301-018

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the building separation for existing structures (single family residence, carport, and other accessory structures) to zero feet where a minimum of 6 feet is required per Table 30.40-1 (a 100% reduction).

LAND USE PLAN:

NORTHEAST COUNTY (MOAPA VALLEY) - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 3995 Moapa Valley Boulevard
- Site Acreage: 1.8
- Number of Lots: 2
- Density (du/ac): 1.1
- Minimum/Maximum Lot Size (square feet): 27,054/44,517
- Project Type: Single family residential development
- Number of Stories: 1
- Square Feet: 1,456

Site Plan

The parcel is developed with a single family residence that County records indicate was constructed in 1939. Other accessory structures on the parcel consist of a detached carport, a shed, accessory building, and a silo. The request is to subdivide the parcel into 2 lots. Waite Avenue is located along the north side of the site and Moapa Valley Boulevard along the east side. Waite Avenue is the side street of this corner lot. The plans indicate that an additional 12.5 feet of the property will be dedicated for Waite Avenue to bring the half street width to 30 feet. The existing residence will be located 32 feet from the future right-of-way for Waite Avenue and is approximately 168 feet from Moapa Valley Boulevard (front property line). The carport is located on the northwest corner of the residence, set back 11.8 feet from the future right-of-way of Waite Avenue, adjacent to the residence. The silo is 105 feet to the west of the residence. There is a shed and accessory building approximately 35 feet to the southwest of the residence. These 2 structures are adjacent to each other. The request is to reclassify the site to an R-E zone and subdivide the parcel into 2 lots. The eastern 0.6 acres will be for future development. The existing residence and accessory structures will be on the same lot which will be the eastern portion of the site with an area of approximately 1.2 acres. The plan indicates that the existing structures will comply with the required setbacks for the R-E zoning district. The waiver of development standards is for the separation between the residence and carport and the separation between the shed and accessory building to the southwest of the residence.

Landscaping

No additional landscaping is proposed or required with this request. There are various types of trees, shrubs, and groundcover around the residence.

Elevations

The existing residence is 1 story with a pitched roof. The roofing material consists of asphalt shingles and the exterior of the residences consist of horizontal lap siding painted in earth tone colors. The carport has metal post supporting a metal roof covering and area of 600 square feet and is approximately 12 feet in height. The silo is a round structure constructed on metal and is approximately 20 feet in height. The shed is constructed of wood, has a pitched roof with asphalt shingle and is painted red. The accessory building of wood frame construction is approximately 15 feet in height with a pitched roof that has asphalt shingles for roofing materials and is painted in similar colors as the residence.

Floor Plan

The residence has an area of approximately 1,456 square feet with 4 bedrooms. The shed has an area of approximately 120 square feet. The accessory building has an area of approximately 450 square feet and the silo an area of approximately 730 square feet.

Applicant's Justification

The proposed zone change is in conformance with the Master Plan. The request is to subdivide the parcel into 2 lots to allow for the future development of a single family residence on the western portion of the parcel. The proposed lots will be consistent and compatible with abutting properties. The carport has been on the property for over 50 years and the shed since approximately 1988. The accessory building was constructed between the spring of 2017 and

the spring of 2018. There is no record of any complaints for the existing structures and approval of the waiver will allow the structures to remain on the property.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac) & Corridor Mixed-Use	R-U	Single family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	R-U	Single family residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-U	Undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	R-U	Agricultural use

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Zone Change

The request to reclassify the site to an R-E zone is in conformance with the Master Plan. The request is in compliance with Goal 1.1 of the Master Plan to provide opportunities for diverse housing options to meet the needs of residents of all ages, income levels, and abilities. The request to reclassify this site to an R-E zone is consistent and compatible with existing and planned land uses in the area; therefore, staff supports the zone change.

Waiver 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.

The request is to reduce the separation between existing buildings/structures on the property. The carport has been on the property for several decades without any issues or complaints. The property is located in a rural area with large parcels and few adjacent properties. These structures have not created a negative impact on the adjacent properties; therefore, staff can support this request.

Design Review

The request is to subdivide the property into 2 lots to create a vacant parcel for future single family residential development. The proposed lots are consistent and compatible with existing and planned development in the area; therefore, staff can support the design review.

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 waiver of development standards and design review must commence through the recording of a parcel map within 2 years of approval date or they will expire.

Public Works - Development Review

- Drainage study shall be required with future development as determined by Public Works - Development Review;
- Right-of-way dedication to include 12.5 additional feet for Waite Avenue and associated spandrel.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- No comment.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the CCWRD is unable to verify sewer capacity based on this zoning application; and may find instruction for submitting a Point of Connection (POC) request on the CCWRD's website; and that a CCWRD approved POC must be included when submitting civil improvement plans.

TAB/CAC: Moapa Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: STAN HARDY

CONTACT: CLAYTON NEILSEN, 6765 W. RUSSELL ROAD, SUITE 200, LAS VEGAS,
NV 89118