

11/02/22 BCC AGENDA SHEET

SINGLE FAMILY DEVELOPMENT
(TITLE 30)

ROCHELLE AVE/PECOS RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-22-400106 (WS-21-0683)-GREYSTONE NEVADA, LLC:

WAIVER OF CONDITIONS of a design review requiring stair step with a planter 3 feet in width between the retaining wall and the screening wall for a previously approved single family residential development on 6.4 acres in an R-1 (Single Family Residential) Zone.

Generally located on the north side of Rochelle Avenue, 390 feet east of Pecos Road within Paradise. TS/sr/syp (For possible action)

RELATED INFORMATION:

APN:

161-19-101-005; 161-19-101-009

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Acreage: 6.4
- Number of Lots: 30
- Density (du/ac): 4.7
- Minimum/Maximum Lot Size (square feet): 6,900/9,579
- Project Type: Single family development
- Number of Stories: 1
- Building Height (feet): 15 feet 7 inches to 22 feet 8 inches
- Square Feet: 3,600 to 3,775

History and Site Plans

The original plans depict a 30 lot single family residential development on 6.4 acres for a density of 4.7 units per acre. The minimum net lot size is 6,900 square feet and the maximum is 9,579 square feet. Five lots are accessed from Rochelle Avenue. The remaining lots are accessible on a private street from Rochelle Avenue with 2 streets terminating in hammerhead cul-du-sacs extending west from the private street (one ends with a stub street extending east). The majority of the increased finish grade is located on the northern portion of the site. The increased wall

height (retaining plus screening wall) is located on all sides of the site with an overall height of 12 feet.

On March 16, 2022, the Board of County Commissioners approved WS-21-0683 with added conditions and accepting the applicant's request to withdraw without prejudice the waivers of development standards for increased wall height and off-site improvements. The Current Planning conditions added to the application included limiting the development to 29 lots, restricting the stories of the homes to single story, requiring the southernmost hammerhead to be redesigned to a cul-de-sac, and undergrounding existing powerlines. A plan was submitted subsequent to the submittal of the subject application and shows compliance with the conditions of approval pertaining to the lot count and cul-de-sac requirement. However, since no other details were provided, the background described in this report is reflective of the project plans on file.

Landscaping

The previously approved plans show a 5 foot wide landscape strip along the lots on the western side of the private street (Lots 25, 26, 16, and 17), a 5 foot wide strip along the north side of Lot 8 (south side of stub street), and a 6 foot wide landscape strip on the south side of Lot 1 which sides on Rochelle Avenue.

Elevations

Three elevation options are offered for 3 single story homes. The heights range from 15.7 feet high to 22.8 feet high. Exterior elements will include stucco exteriors with stone veneer options with tiled roof.

Floor Plan

The proposed homes range from 3,600 square feet to 3,775 square feet and are composed of typical room types within the area of the home. Various models offer 3 to 4 car garages and 1 model has an RV garage.

Signage

Signage was not a part of the original request.

Previous Conditions of Approval

Listed below are the approved conditions for WS-21-0683:

Current Planning

- Stair step with a planter 3 feet in width between the retaining wall and the screening wall;
- Limited to 29 lots;
- Single story homes only;
- Southernmost hammerhead to be redesigned to be a cul-de-sac;
- Existing power lines to be relocated underground;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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 4 years of approval date or it will expire.

Public Works - Development Review

- Full off-site improvements except for full width paving;
- 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 for Rochelle Avenue;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- 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.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised that there may be unpermitted septic systems on APNs 161-19-101-005 and 161-19-101-009; to connect to municipal sewer and remove the septic systems in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the systems have been properly removed.

Applicant's Justification

The applicant states that at the March 16, 2022 meeting, the waiver of development standards for increased wall height was withdrawn without prejudice because the drainage is contemplated to be handled via a private drainage easement north of the property. As a result, the condition for the stair step with planter should have been removed as well. The applicant is now respectfully requesting this condition of approval be waived and/or amended. The applicant further states the wall sections have been shared with the Commissioner's office and impacted neighbors.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-21-0684	Vacated and abandoned patent easements	Approved by BCC	March 2022
WS-21-0683	Single family residential development with increased grade and hammerhead turnarounds	Approved by BCC	March 2022
TM-21-500192	30 lot single family residential development	Approved by BCC	March 2022
DR-0907-16	32 lot subdivision with increased finished grade - expired	Approved by BCC	February 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1	Single family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East & South	Ranch Estate Neighborhood (up to 2 du/ac)	R-1	Single family residential
West	Ranch Estate Neighborhood (up to 2 du/ac) & Corridor Mixed-Use	R-1 & C-1	Mini-warehouse & 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**

Title 30 states a condition may be waived (or modified) upon a finding that the condition will no longer fulfill its intended purpose.

Staff originally added the condition to require a stair step with a 3 foot planter between the retaining wall and screen wall to prevent an over height wall on adjacent residential properties since retaining wall heights were being proposed at heights of 4 feet to 6 feet. At the March 16, 2022 Board meeting, the applicant presented an alternate design that was not submitted to staff but that included a private drainage easement to the north that was intended to reduce the required amount of fill necessary to drain the site. As a result, the applicant requested to withdraw without prejudice the waiver of development standards for increased wall height and purposefully retained the design review to increase the finished grade in case the private drainage easement could not be obtained. Subsequent to the filing of the subject application, a revised plan has been presented to staff showing compliance with the lot count and cul-de-sac conditions of approval, however the plan does not illustrate any revisions to the on-site grading. The applicant, however, agrees with amending the condition to require retaining walls over three feet adjacent to residential properties to include a stair step with a 3 foot planter between the retaining wall and screen wall. As such, staff can support the request.

Staff Recommendation

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition(s) will no longer fulfill its intended purpose.

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

- Retaining walls over 3 feet adjacent to residential properties to include a stair step with a 3 foot planter between the retaining wall and screen wall.

Public Works - Development Review

- No comment.

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 #0307-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTEST:

APPLICANT: GREYSTONE NEVADA, LLC

CONTACT: LINDSAY KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135