

11/02/22 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

RUSSELL RD/BONITA VISTA ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0474-BEAZER HOMES HOLDINGS, LLC:

HOLDOVER WAIVER OF DEVELOPMENT STANDARDS to increase wall height.

DESIGN REVIEW for finished grade in conjunction with a previously approved attached single family (townhouse) residential planned unit development on 5.0 acres in an R-3 (Multiple Family Residential) Zone in the CMA Design Overlay District.

Generally located on the north side of Russell Road and the east side of Bonita Vista Street within Spring Valley. JJ/md/syp (For possible action)

RELATED INFORMATION:

APN:

163-29-801-008; 163-29-801-009

WAIVER OF DEVELOPMENT STANDARDS:

Increase the height of a combination screen wall/retaining wall to 12 feet (6 foot screen wall with a 6 foot retaining wall) where a maximum height of 9 feet (6 foot screen wall with 3 foot retaining wall) is permitted per Section 30.64.050 (a 33.4% increase).

DESIGN REVIEW:

Increase finished grade to 112 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 211.2% increase).

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Number of Lots: 78
- Density (du/ac): 15.6
- Minimum/Maximum Lot Size (square feet): 1,132/1,258
- Project Type: Attached (townhouse) planned unit development
- Open Space Required/Provided: 19,621/48,008

- Parking Required/Provided: 204/204

History, Site Plans, and Request

The plans depict a previously approved (NZC-21-0295) attached single family (townhouse) residential planned unit development on 5 acres with a density of 15.6 dwelling units per acre. The proposed development features a total of 15 buildings, made up of 4 plex, 5 plex, and 6 plex buildings designed around 30 foot wide private streets. The street network consists of 1 main drive with a loop street around the center of the project. The townhomes are designed with garages facing the private streets. The development will be served by a single point of ingress/egress from Bonita Vista Street. A network of common open spaces is located throughout the development which will include on-site pedestrian paths, gazebos, picnic tables, BBQ's, benches, and a dog park. Parking will consist of garage parking for residents and designed surface off-street parking for visitors. Approximately 48 parking spaces are shown for the visitors and 156 parking spaces are provided for the residents. Sixteen visitor parking spaces are located on Bonita Vista Street.

Due to the existing topography of the site, an increase in finished grade to a maximum of 112 inches is necessary for several lots located at the southeast corner of the site to maintain established historic drainage patterns and to meet Clark County drainage criteria. A waiver of development standards to increase the combination screen wall/retaining wall height up to a maximum of 12 feet is necessitated due to the request to increase finished grade. A maximum wall height of 12 feet (6 foot screen wall with 6 foot retaining wall) is proposed along the east property line, adjacent to the undeveloped C-2 zoned property. A maximum wall height of 10 feet (6 foot screen wall with 4 foot retaining wall) is proposed along the north property line, adjacent to the improved drainage channel. A 4 foot decorative wrought iron fence with a 2 foot decorative block wall will be constructed over the requested retaining walls.

Landscaping

The previously approved plans depict street landscaping consisting of a 15 foot wide area, which includes a 5 foot wide detached sidewalk along Russell Road, and a 6 foot wide area behind an attached sidewalk is shown along Bonita Vista Street. Along the north and east property lines, there is a 5.5 foot to 10 foot wide landscape buffer with trees shown 20 feet on-center. Internal to the site, a network of common open space areas is located throughout the development, which will include on-site pedestrian paths, gazebos, picnic tables, barbecue grills, benches, and a dog park. The development requires 19,621 square feet of open space where 48,008 square feet of open space is provided.

Applicant's Justification

The applicant states a small portion of the site resides several feet below the remaining portion of the project site. The currently designed site will require a maximum elevation raise of 9.33 feet (112 inches) from existing grading to the finished floor elevation (8.5 feet from the existing grade to the pad elevation) of several lots in the southeast corner of the site to maintain established historic drainage patterns and to meet Clark County drainage criteria. The applicant would like to amend the originally approved design review (NZC-21-0295) from a maximum elevation increase of 36 inches to a maximum increase of 112 inches (9.33 feet). The current site

design along the eastern boundary of the site has 2 off-set retaining walls. Allowing one concentric 6 foot retaining wall will allow for better access to the adjacent common element by combining said retaining walls. The northern boundary of the site is adjacent to an existing flood control channel. The developer will construct a 4 foot high decorative wrought iron fence with a 2 foot high decorative block wall over the requested retaining walls for a worst-case total wall height of 12 feet.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-21-0295	Reclassified this site to an R-3 zone for an attached (townhouse) planned unit development; waivers of development standards for reduced setbacks, reduced private street widths; modified street standards; reduced street intersection off-set; modified private residential driveway design; and design reviews for planned unit development and finished grade	Approved by BCC	August 2021
TM-21-500093	78 single family attached residential lots	Approved by BCC	August 2021
VS-21-0296	Vacated and abandoned government patent easements and portions of right-of-way	Approved by BCC	August 2021
ZC-0721-08	Reclassified this site to C-2 zoning for a future commercial development	Approved by BCC	September 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial	R-2	Single family residential
South	Corridor Mixed-Use	R-3	Undeveloped
East	Corridor Mixed-Use	C-2	Undeveloped
West	Public Use	R-E	NV Energy substation

*Directly to the north is the Red Rock Drainage Channel.

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

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

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.

Staff finds there has been a trend within the immediate area for increases to retaining wall height in conjunction with existing single family residential development. The R-2 single family residential development to the southwest of the project site across Russell Road, included a combination screen wall and retaining wall height up to 13.5 feet. The R-2 single family residential development to the north of the project site was developed with combination screen wall and retaining wall heights up to 11 feet. Furthermore, the increase in finished grade to maintain historic drainage patterns and meet Clark County drainage criteria necessitates an increase to the combined screen wall and retaining wall height. The 4 foot high decorative wrought iron fence with a 2 foot high decorative block wall over the retaining walls provides mitigation improving the aesthetics of the wall. Staff finds the increased wall height should have minimal to no impact on the surrounding land uses and properties; therefore, recommends approval.

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.

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

- Until August 18, 2025 to complete;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- 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; and that 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.

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.
- 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.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:**APPROVALS:****PROTESTS:**

COUNTY COMMISSION ACTION: October 4, 2022 – HELD – To 11/02/22 – per staff for the applicant to return to the Spring Valley Town Board.

APPLICANT: BEAZER HOMES HOLDINGS, LLC

CONTACT: DARRYL LATTIMORE, ACTUS, 3283 E. WARM SPRINGS ROAD SUITE 300, LAS VEGAS, NV 89120