

01/18/23 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

OWENS AVE/SANDY LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-22-0538-SOUTHWEST AFFORDABLE RE, LLC:

ZONE CHANGE to reclassify 2.5 acres from an R-3 (Multiple Family Residential) Zone to an RUD (Residential Urban Density) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce open space; **2)** reduce setbacks; and **3)** reduce landscaping.

DESIGN REVIEW for a single family residential development.

Generally located on the north side of Owens Avenue and the west side of Sandy Lane within Sunrise Manor (description on file). WM/bb/syp (For possible action)

RELATED INFORMATION:

APN:

140-19-401-009

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the required open space to 4,780 square feet where 5,400 square feet is required per Table 30.40-2 (a 12% decrease).
2. Reduce the rear yard setback to 10 feet where 15 feet is required per Table 30.40-2 (a 33% decrease).
3. Reduce landscaping adjacent to an attached sidewalk to 10 feet where 15 feet is required per Section 30.64.030 (1) (a 33% decrease).

DESIGN REVIEW:

A single family residential development.

LAND USE PLAN:

SUNRISE MANOR - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 1625 Sandy Lane
- Site Acreage: 2.5
- Number of Lots/Units: 27
- Density (du/ac): 11

- Minimum/Maximum Lot Size (square feet): 2,450/3,321
- Project Type: Detached single family residential
- Number of Stories: 2
- Building Height (feet): 23
- Square Feet: 1,309 to 1,484
- Open Space Required/Provided: 5,400/4,780
- Parking Required/Provided: 54/54

Site Plans

The plans depict a detached single family residential subdivision with 27 lots and 4 common lots located on 2.5 acres. Access to the proposed development is from Sandy Lane and will have interior private stub streets that are 37 feet wide to accommodate fire and utility access. The project will not be gated and will include a single point of access from the east along Sandy Lane. Perimeter public streets include Sandy Lane with a proposed attached 5 foot wide sidewalk on the east side, and Owens Avenue which is located along the south property line with 100 feet of right-of-way. Resident parking will be provided through 1 car or 2 car garages, and 20 foot deep concrete driveways. On-street parking will be prohibited. The rear setback for each lot is 15 feet for 40% of the width of the building, and 10 feet for 60% of the width of the building.

Landscaping

A 10 foot landscape strip, 6 foot decorative wall, and large trees every 20 feet is proposed behind an existing 5 foot wide attached sidewalk along Owens Avenue where 15 feet is required. This is the subject of one of the waivers included with this application. A 6 foot landscape strip, 6 foot decorative wall, large trees every 20 feet, and a 5 foot attached sidewalk is proposed along Sandy Lane. Common lots C and D will have 9 large trees and gravel/mulch surface with shrubs. Each front yard will include two 15 gallon trees as a result of the front setback for up to 50% of the building width, being 10 feet from the back of curb.

Elevations

The elevations depict 2 story residential homes with stucco siding, stone veneer options, articulated window framing, shutters, covered entry, garage eaves, concrete tile roof, decorative garage door, decorative front door, a variety of façade treatments, and coach lighting.

Floor Plans

The floor plans depict 4 models with a variety of home sizes ranging from 1,309 square feet to 1,484 square feet. One model has a 1 car garage with 4 bedrooms while the others have a 2 car garage with 3 bedrooms.

Applicant's Justification

The applicant is proposing to construct 27 single family detached residential homes on 2.4 acres with access from private streets. The property is currently zoned R-3 and designated as Compact Neighborhood on the Master Plan, allowing for up to 18 dwelling units per acre. The surrounding property on the north, east, and west are also zoned R-3, but developed with multiple family residential apartments. The property on the south side of Owens Avenue is in the City of Las Vegas and developed as a single family residential development. This

development will include home sizes between 1,309 square feet and 1,484 square feet, and are intended to provide much needed, more affordable living options for Clark County. The applicant further states the development is in proximity to parks and a trail along the drainage channel to the east. The developer has reached an agreement with Public Works to develop Sandy Lane with an alternative width of 51 feet instead of the typical 60 foot width. Sandy Lane dead ends to the north of this property at a major drainage channel.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0201-10	Multiple family residential development	Denied by PC	September 2010
WS-0039-08	Multiple family residential with a waiver for setback - expired	Approved by PC	March 2008
ZC-0134-96	Reclassified from T-C to R-3 zoning for senior housing	Approved by BCC	February 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & West	Compact Neighborhood (up to 18 du/ac)	R-3	Multiple family residential
South	City of Las Vegas	R-1	Single family residential

Related Applications

Application Number	Request
TM-22-500181	Tentative map for a 27 lot subdivision 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

Zone Change

The request for RUD zoning district is consistent with Master Plan Policy SM-1.1, Neighborhood Revitalization, and is consistent with the planned land use for this area. This is a targeted in-fill development with small lots, and moderate sized single family homes under 1,500 square feet in area. Therefore, staff can support the zone change request.

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 Standards #1

The applicant indicates that the decrease in open space is minimal and will not be detrimental to the surrounding area when considering the nearby public parks. The current R-3 zoning allows for single family development using the RUD standards, but would also allow for only 120 square feet of open space per unit. The existing R-3 zoning would allow the same development to take place with only 120 square feet of open space per unit, not the 200 square feet required when zoned RUD; therefore, staff can support this request.

Waiver of Development Standards #2

Code allows for an addition to a building to maintain a 10 foot setback for up to 50% of the width of the building; however, the proposed lots will require a 10 foot setback for 60% of the width of the building. In this case a 25 foot wide house is allowed a 10 foot setback for a 12.5 foot wide portion of the house, and the applicant is requesting the 10 foot setback for a 15 foot wide portion of the house. Staff can support the request, as the difference is negligible and will not have a negative impact to the residents or to the adjacent multiple family & single family developments to the north and south of the development.

Waiver of Development Standards #3

The reduction of the landscape width from the required 15 feet to the proposed 10 feet adjacent to Owens Avenue could be mitigated by planting additional small trees in the same. This combined with the decorative 6 foot wall and shrub placement would create an adequate buffer along Owens Avenue. In addition, the landscaping along Owens Avenue varies from no landscaping across the street to a mixture of no landscape strips, to landscaping strips with no live plants. With the additional trees recommended by staff, the proposed landscaping will be an enhancement to the area; therefore, staff can support this waiver with the added condition.

Design Review

The design of the proposed development and homes is consistent with other residential developments in the Sunrise Manor Planning Area while providing an in-fill development with pedestrian access along the existing corridor. The proposed lots within the development exceed the minimum standards allowed if developed as single family residential under the current R-3 zoning and RUD standards of Title 30. The applicant is providing for alternative standards that meet the intent of Code for the rear setbacks adjacent to existing multiple family developments and less intense than higher density development that is allowed under R-3 zoning; 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;
- Plant 5 additional small trees within the landscape strip along Owens Avenue;
- 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 the waivers of development standards and design review must commence within 4 years of approval date or they will expire.

Public Works - Development Review

- Comply with approved drainage study PW22-14127;
- Full off-site improvements;
- Right-of-way dedication to include 21 feet for Sandy Lane, and associated spandrel;
- Striping on Sandy Lane per the striping exhibit dated November 9, 2022;
- If required by the Regional Transportation Commission (RTC), dedicate and construct a standard 5 foot by 25 foot bus shelter pad easement behind the sidewalk on Owens Avenue west of Sandy Lane in accordance with RTC standards.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and that for any sanitary sewer needs, applicant is advised to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TOLL SOUTH IV, LLC

CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE, BLDG 3 STE 577, LAS VEGAS, NV 89134