

05/02/23 PC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

PEBBLE RD/SPENCER ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0116-COLEN, SHELDON & SOTO, ANGELA:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow proposed single family residential lots to have direct access to an arterial street (Pebble Road); and **2)** allow individual single family residential lots to not have circular driveways/on-site turnarounds on 1.1 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the north side of Pebble Road, 130 feet west of Spencer Street within Paradise. MN/bb/syp (For possible action)

RELATED INFORMATION:

APN:

177-14-401-026

WAIVERS OF DEVELOPMENT STANDARDS:

1. Allow single family residential lots to face front and have direct access to an arterial street (Pebble Road) where not permitted per Section 30.56.080.
2. Allow single family residential lots not to have circular driveways/on-site turnarounds where required per Section 30.56.040.

LAND USE PLAN:

WINCHESTER/PARADISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 1730 E. Pebble Road
- Site Acreage: 1.1
- Number of Lots: 2
- Project Type: Single family residential

Site Plans

NZC-20-0486 was previously approved to reclassify the site to CRT and C-2 zoning for an office building and a single family residential development. The proposed plans with this request depict a single family residential development consisting of 2 lots on 1.1 acres. NZC-20-0486 will be expunged as a result. The lot sizes are 23,131 square feet and 23,135 square feet. The access to the project site is via 1 large circular 15 foot wide driveway connecting to Pebble Road through

each property. This is a shared half circle driveway, with 1 point of connection to Pebble Road located on each lot. There are no other potential access points to or from these lots.

Landscaping

The plans depict 6 foot high decorative walls placed at least 15 feet from the front property line with a driveway on each property connecting at the shared property line. Each lot will have access gates placed a minimum of 18 feet from the front property line with direct access to the shared half circle driveway. An existing attached sidewalk is located along Pebble Road with two, 15 foot wide curb cuts proposed for the driveways. A 15 foot wide landscaped area is shown adjacent to Pebble Road behind the existing attached sidewalk.

Floor Plan

The proposed single family homes will be custom built with general footprints shown on the site plan.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant is no longer pursuing development of the commercial and residential development associated with NZC-20-0486 and is requesting that application be expunged in place of the current request to divide the property into 2 residential lots that will remain R-E zoned. The applicant is proposing a semi-circle driveway with 1 point of access to Pebble Road on each residential lot. The applicant states that the shared access will prevent stacking of vehicles and allow ingress and egress without having to back out onto Pebble Road. The property directly adjacent to the west has a similar driveway configuration.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-20-0486	Reclassified from R-E to CRT and R-2 zoning, with waivers for setbacks and driveway standards, for an office building and 3 single family lots	Approved by BCC	January 2021
VS-1598-03	Vacated and abandoned patent easements - recorded	Approved by PC	November 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
South	Neighborhood Commercial	R-E	Undeveloped
East & West	Neighborhood Commercial	R-E	Single family residential

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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 applicant depicts a single shared driveway on each property instead of a half circle driveway on each property. This condition may result in vehicles only having access to Pebble Road on the 15 foot wide driveways shown on each property. There is no assurance that cross access movement will be available to each lot in the future, or that cross access to exit onto Pebble Road will not be impeded in either direction by parked vehicles. Staff recommends a half circle drive on each property to provide adequate safe access to Pebble Road. Therefore, staff cannot support these requests.

Staff Recommendation

Denial.

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:

Comprehensive Planning

If approved:

- Expunge NZC-20-0486;
- A cross access agreement to be recorded between the future lots;
- No parking on the circular driveway.
- 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

- Comply with approved drainage study PW21-10447.
- Applicant is advised that off-site improvement permits may be required.

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 #0303-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: SHELDON COLEN

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