

02/04/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0728-STONE LAND HOLDINGS, LLC:

WAIVER OF DEVELOPMENT STANDARDS to reduce front setbacks.

DESIGN REVIEW for a proposed single-family residential subdivision on 2.16 acres in an RS10 (Residential Single-Family 10) Zone.

Generally located on the north side of Pebble Road, 330 feet west of Redwood Street within Enterprise. JJ/lm/kh (For possible action)

RELATED INFORMATION:

APN:

176-14-401-015

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the front setbacks to 10 feet where 30 feet is required per Section 30.02.05 (a 66% reduction).

LAND USE PLAN:

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.16
- Project Type: Single-family residential subdivision
- Number of Lots/Units: 6
- Density (du/ac): 2.8
- Minimum/Maximum Lot Size (square feet): 11,307 to 13,755 (net)/11,732 to 15,711 (gross)
- Number of Stories: 1
- Building Height (feet): 17/18/19
- Square Feet: 2,593/3,028/3,880

History & Site Plan

The parcel was proposed to be reclassified to R-1 (RS5.2) in February 2024; however, the request was approved by the Board of County Commissioners for an R-D (RS10) Zone. The applicant did not propose a map at that time. Now the applicant is proposing a Tentative Map and a Design Review for a single-family residential subdivision.

The plan depicts a 6 lot single-family residential subdivision on the subject site. All lots will be accessible from a 39 foot wide private street with a cul-de-sac bulb. Access to the subdivision is from Pebble Road. The proposed lots range from a minimum of 11,307 square feet to a maximum of 13,755 square feet. The average lot size is 12,032 square feet. The proposed residences are set back 10 feet (living space) and 20 feet for the garage door from the front property line.

Landscaping

A 5 foot wide detached sidewalk is depicted on Pebble Road with 5 foot wide landscape areas on each side of the sidewalk consisting of trees per Code. A proposed 6-foot CMU wall is located along the side property lines of the future residential lots that abut Pebble Road.

Elevations

The proposed plans depict 3 residential models which are all single-story with a range of overall heights between 17 feet and 19 feet. Exterior materials include, painted stucco, and stone accents. Elevation styles include Tuscan, Craftsman, and Prairie and Mid-Century. Architectural elements are provided on all elevations of the homes which include covered entry, porch and patio covers, and varying roof lines.

Floor Plans

The proposed homes range in size from 2,593 square feet to 3,880 square feet. Floor plans include 2 to 3 car garages, options for additional bedrooms, multi-gen living space, single vehicle garage, and patio.

Applicant’s Justification

The applicant indicates that the required 30 foot front setback would result in practical difficulties for the development and not be conducive to recess garage doors behind the front living space. Current consumer demands are for a large rear yard and smaller front yard. The request for a reduction does not provide substantial detriment to the public as front setbacks front onto a private street.

Prior Land Use Requests

Application Number	Request	Action	Date
PA-23-700026	Redesignated the land use category from Ranch Estate Neighborhood to Low-Intensity Suburban Neighborhood	Approved by BCC	February 2024
ZC-23-0565	Reclassified from R-E (RNP-I) to R-D with design review for a single-family residential subdivision	Approved by BCC	February 2024
VS-23-0566	Vacated and abandoned easements	Approved by BCC	February 2024
VS-0631-17	Vacated and abandoned easements of interest - recorded	Approved by BCC	November 2017
ZC-1026-05	Reclassified 3,800 parcels from R-E to R-E (RNP-I) zoning for this site and the surrounding area	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
South	Corridor Mixed-Use	RS3.3	Single-family residential
West	Neighborhood Commercial	CG	Mini-warehouse facility

This site is located within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
TM-24-500156	A tentative map for 6 single-family residential lots is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Staff finds the proposed front setback reduction will provide additional rear setback to mitigate any potential issues between the proposed development and the existing residential properties to the east. Additionally, the requests are not anticipated to have any negative impacts on the surrounding developments as the lots will all front a private right-of-way. The development immediately to the west is a commercial development. The developments immediately to the north and east are established RS20 zoned single-family residential developments and when they were established, their front setbacks used to be measured from the center of the street/property line (40 feet), despite today that the front setbacks are measured from the right-of-way line. That makes the requested front setback less inconsistent and distinct from the adjacent properties to the north and east, since the houses will be located approximately 30 feet from the center line of the street. In addition, based on the proposed architectural plans, the garage doors are shown recessed compared to the living portions, with a minimum setback of 20 foot from the right-of way, which means the reduction is not requested to the entire width of the buildings and only applies to the living portion of the house. Also, the project meets the residential adjacency standards which requires developments to comply with the side or rear zoning district setbacks of the adjacent NPO-RNP lot along any shared lot lines. Therefore, staff can support this request.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The proposed residential development meets the prior conditions set forth in the zone change, which required single-story residences, reduced the proposed number of lots to 6, and the residences include 4 sided architecture. Therefore, staff can support this request.

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:

Comprehensive Planning

- Expunge design review portion of ZC-23-0565;
- Certificate of Occupancy shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Full off-site improvements.

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 #0303-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: RICK BARRON

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