

02/03/21 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

FORT APACHE RD/LE BARON AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-20-0563-MASACHI PEYMAN IRA & EQUITY TRUST COMPANY IRA:

WAIVER OF DEVELOPMENT STANDARDS to increase wall height in conjunction with a proposed single family residential development.

DESIGN REVIEWS for the following: **1)** increased finished grade; and **2)** a single family residential subdivision on 2.5 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the west side of Fort Apache Road, approximately 370 feet south of Le Baron Avenue within Enterprise. JJ/sd/jd (For possible action)

RELATED INFORMATION:

APN:

176-30-601-001

WAIVER OF DEVELOPMENT STANDARDS:

Increase block wall height to 11 feet (5 foot retaining wall/6 foot screening wall) where a maximum of 9 feet (3 foot retaining with 6 foot screen wall) is permitted per Section 30.64.050 (a 20% increase).

DESIGN REVIEWS:

1. Increase the finished grade up to 60 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 233% increase).
2. Single family residential subdivision.

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.5
- Number of Lots/Units: 18 (residential)/2 (common lots)
- Density (du/ac): 7.2
- Minimum/Maximum Lot Size (square feet): 3,312/5,569
- Project Type: Single family residential
- Maximum height (feet): 35

Site Plans

The plans depict a proposed single family residential subdivision consisting of 18 residential lots and 2 common lots. Access to the proposed subdivision is from Fort Apache Road via private streets. The density of the subdivision is 7.2 dwelling units per acre, which is less than the 8 dwelling units per acre allowed in the Residential Subdivision Land Use category. There will be 2 car garages per unit. Perimeter landscaping is being provided along Fort Apache Road and is in conformance with Title 30.

Landscaping

The plans depict landscaping areas along Fort Apache Road where the entrance to the subdivision is located. A 5 foot wide detached sidewalk is shown with 5 foot wide landscape areas on each side. The trees consist of 24 inch box with groundcover and shrubs.

Elevations

The plans depict 2 story residential homes up to 35 feet in height with 2 car garages. Elevations show construction materials of stucco finishes with stone veneer and concrete tile with pitched rooflines.

Floor Plans

The plans depict single family residences that are 2 stories in height and range in size from 1,908 square feet to 2,358 square feet. The floor plans show 3 to 4 bedrooms with offices, 2 car garages, dining room, and living rooms.

Applicant's Justification

The applicant states that an increase in the retaining wall height (5 foot height retaining and 6 foot high screening on top) will not exceed 11 feet. This is in relation to the request to increase finished grade that will exceed 18 inches and be up to 60 inches. The increased wall height will enable the applicant to increase the overall grade due to sewer design constraints and natural topography. Lots 8 through 12 and Lots 16 through 18 will have an increase greater than 18 inches.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0454-13	Reclassified 2.5 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone and design review for a single family residential development in a hillside transition area	Approved by BCC	February 2014

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped
South	Public Facilities	R-2	Undeveloped
East	Major Development Project	R-2	Single family residences

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

Related Applications

Application Number	Request
VS-20-0562	A request to vacate and abandon patent easement is a companion item on this agenda.
TM-20-500197	A tentative map consisting of 18 residential lots and 2 common lots for a single family residential development 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**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 has no practical objection regarding the raised retaining wall, which will not detract from the overall aesthetics of the neighborhood. Furthermore, the proposed wall complies with Urban Specific Policy 16 of the Comprehensive Master Plan which encourages all new perimeter walls to be decorative with designs to visually minimize the stark appearance of a monotonous block wall face. Staff can support this request.

Design Review #2

The design of the proposed single family residences is typical of other single family homes and residential developments throughout the valley and staff finds the proposed elevations adhere to standard design criteria.

Public Works - Development ReviewDesign Review #1

This design review represents the maximum grade difference along 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Expunge conditions associated with the Design Review for ZC-0454-13;
- 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;
- Compliance with Mountains Edge Design guidelines;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that 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

- 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;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Fort Apache Road.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and 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.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been initiated for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0238-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC:
APPROVALS:
PROTESTS:

APPLICANT: SUMMIT HOMES OF NEVADA

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