

SINGLE FAMILY DEVELOPMENT
(TITLE 30)

AZURE DR/MOONLIGHT DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0022-TEMPAZURE, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced lot size; **2)** off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving); and **3)** street width.

DESIGN REVIEWS for the following: **1)** single family residential development; and **2)** finished grade on 7.7 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the south side of Azure Drive and the west side of Moonlight Drive within Lone Mountain. MK/nr/jd (For possible action)

RELATED INFORMATION:

APN:

125-27-610-025 through 125-27-610-031; 125-27-610-040 through 125-27-610-046

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Reduce the net lot size to 17,516 square feet where 18,000 square feet is the minimum per Table 30.40-1 (a 2.7% reduction).
b. Reduce the gross lot size to 19,594 square feet where 20,000 square feet is the minimum per Table 30.40-1 (a 2.3% reduction).
2. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Moonlight Drive and Starlight Drive where required per Chapter 30.52.
3. Allow a 50 foot wide local street where 60 feet is the standard width per Section 30.52.030 (a 16.7% decrease).

DESIGN REVIEWS:

1. A proposed single family residential development.
2. Increase the finished grade for a single family residential development to 40 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 122.2% increase).

LAND USE PLAN:

LONE MOUNTAIN - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 7.7

- Number of Lots: 14
- Density (du/ac): 1.8
- Minimum/Maximum Lot Size (gross square feet): 19,594/22,167
- Minimum/Maximum Lot Size (net square feet): 17,516/18,807
- Project Type: Single family development
- Number of Stories: 2
- Building Height (feet): 17 feet 5 inches (1 story) to 27 feet 5 inches (2 story)

Site Plans

The plans depict a proposed 14 lot single family development on 7.7 acres. The density of the subdivision is 1.8 dwelling units per acre. The lots range in size from a minimum of 17,516 square feet to a maximum of 18,807 net square feet. The lots will access Azure Drive via an internal 41 foot wide private street oriented to the north/south ending in a stub on the south portion of the development. The development will have gated access from Azure Drive. The gated entrance is 54 feet wide with sidewalks and includes a median island and a call box entry. The plans also depict a proposed increased finished grade to 40 inches for lots within the development.

Landscaping

A 6 foot wide landscape strip is located behind an attached 5 foot wide sidewalk along Azure Drive and a 5 foot wide, 50 foot long landscape area is shown on both sides of the entrance to the development from Azure Drive.

Elevations

The plans depict 2 models, a 1 story and a 2 story, both models have options. The 1 story model is shown to have a 2 to 4 car garage and the 2 story is shown to have a 2 car garage with an attached RV garage. The proposed models consist of a stucco exterior including a concrete tile roof with a pitched roof. The plans depict different options on the elevations such as varying rooflines and accents such as stone veneer and window trims.

Floor Plans

The floor plans depict the 1 story model homes ranging in size from 4,570 square feet to 5,860 square feet. The 2 story model ranges in size from 5,680 square feet to 7,090 square feet. Both model homes have options for multiple bedrooms, family room, great room, and 2 to 4 car garages.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant indicates that the waiver of full off-sites is in keeping with the surrounding development in the area as is the reduction in the lot size. The design review for the increase in the finished grade is to create positive drainage on the site.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	R-E	Single family development
South	Residential low (up to 3.5 du/ac)	R-E	Single family residential
East	Residential low (up to 3.5 du/ac) & City of Las Vegas	R-E	Single family residential & undeveloped
West	Residential low (up to 3.5 du/ac) & City of Las Vegas	R-E & O	Single family residential & undeveloped

Related Applications

Application Number	Request
TM-21-500004	A tentative map consisting of 14 single family residential lots is a companion 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**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 & Design Review #1

Staff finds that the existing lot configuration is consistent and compatible with the surrounding lots in the area and currently complies with Land Use Element Goal 5 of the Comprehensive Master Plan which encourages, in part, providing opportunities for developing low density residential areas as a lifestyle choice. The proposed reconfiguration with a reduction in lot size for all but 2 of the existing lots is due to the gated entrance and the creation of an additional roadway. The reduction in lot size is 500 square feet or less for the 10 lots with reduced net area. In addition, the proposed reconfiguration of the existing lots and reduction in lot size is not in conformance with the Lone Mountain Land Use Plan and the Lone Mountain Interlocal Agreement which requires a minimum lot size of 18,000 square feet. Staff cannot support the request, as the proposed development is not in conformance with the Land Use Plan and the Interlocal Agreement.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to the request to not install full off-site improvements on Moonlight Drive and Starlight Drive. This request will allow the new subdivision to develop while leaving the existing non-urban street standards in place for those with direct access to the streets. However, since Planning is recommending denial of the application in its entirety, staff cannot support this waiver.

Waiver of Development Standards #3

Staff has no objection to leaving both Moonlight Drive and Starlight Drive as 50 foot wide rights-of-way. Moonlight Drive and Starlight Drive only exist between Azure Drive and Tropical Parkway and therefore see a low volume of traffic. However, since Planning is recommending denial of the application in its entirety, staff cannot support this waiver.

Design Review #2

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. However, since Planning is recommending denial of the application in its entirety, staff cannot support this design review.

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- 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 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;
- Traffic study and compliance;
- Full off-site improvements on Azure Drive;
- Right-of-way dedication to include 5 feet for Azure Drive and the spandrel at the southeast corner of Azure Drive and Starlight Drive;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- 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.

Building Department - Fire Prevention

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TEMPAZURE LLC

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