

04/21/21 BCC AGENDA SHEET

RESIDENTIAL DEVELOPMENT
(TITLE 30)

FORT APACHE RD/MOUNTAINS EDGE PKWY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WC-21-400026 (NZC-18-0287)-GREYSTONE NEVADA, LLC:

WAIVER OF CONDITIONS of a nonconforming zone change requiring that the project must meet Mountains Edge design guidelines and standards in conjunction with a single family, hillside development consisting of 159 single family residential lots on 41.9 acres in an R-2 (Medium Density Residential District) Zone.

Generally located on the northwest corner of Fort Apache Road and Mountains Edge Parkway (alignment) within Enterprise. JJ/sd/jd (For possible action)

RELATED INFORMATION:

APN:

176-30-601-003

LAND USE PLAN:

ENTERPRISE - OPEN LAND (UP TO 1 DU/10 AC)

BACKGROUND:

Project Description

General Summary

- Site Acreage: 41.9 (portion)/285.2 (parcel)
- Number of Lots: 159 residential/11 common
- Density (du/ac): 3.8
- Minimum/Maximum Lot Size: 6,283/11,420
- Project Type: Single family residential development
- Number of Stories: 2
- Building Height (feet): Up to 35
- Square Feet: 2,055 to 2,636
- Open Space Required/Provided: 0/6.5 acres

Site Plans

The approved plans depict a single family residential development consisting of 159 lots with a density of 3.8 dwelling units per acre. The site is a 41.9-acre portion of a 285.2 acre parcel that was purchased at auction from the Bureau of Land Management. The 41.9 acres is located on the southeastern portion of the parcel at the northwest corner of Fort Apache Road and Mountains Edge Parkway (alignment). The approved plans depict the site being developed as 2

single family residential developments separated between the eastern and western portions of the site. Access to the development on the western portion of the site is provided from Mountains Edge Parkway, a public street that terminates in a radius cul-de-sac approximately 1,020 feet west of Fort Apache Road. Access to the eastern portion of the site is provide from Fort Apache Road. Access within the development is provided by 39-foot-wide private streets with 5-foot-wide sidewalks on 1 side of the streets. The northern and western portions of the site are located within a hillside area (slopes greater that 12%). A slope analysis indicates that approximately 418,327 square feet (9.6 acres) of the development is located within the hillside area, and 227,066 square feet (5.2 acres for 54.2%) of the hillside area will be disturbed. The plans depict 11 common element lots with a total area of approximately 6.5 acres. These common elements are located along Fort Apache Road and Mountains Edge Parkway, along the entrances to the development, and along the north and west sides of the site. The common elements along the west and north sides of the site are intended to reduce disturbance of the hillside areas. The plans depict 4 streets which terminate with a hammerhead cul-de-sac design and are within the eastern portion of the site.

Landscaping

The plans depict a minimum 15-foot-wide landscape area with a detached sidewalk along Fort Apache Road. A minimum 15-foot-wide landscape area is depicted within the Mountains Edge Parkway right-of-way with no on-site landscape area provided adjacent to Mountains Edge Parkway. Additional landscape areas are depicted at the entrances to the development. All the landscape areas consist of trees, shrubs, and groundcover.

Elevations

The plans depict 2 story residences with a maximum height of 35 feet. Each residence will have a pitched roof with concrete tile for roofing material. The exterior of the residences is a combination of stucco painted in earth tone colors with stone or brick veneer.

Floor Plans

The plans depict single family residences that are between 2,055 square feet to 2,636 square feet in area. Each residence will have a 2 car garage and options for 3 to 6 bedrooms.

Previous Conditions of Approval

Listed below are the approved conditions for NZC-18-0287:

Current Planning

- Resolution of Intent to complete in 4 years;
- Per plans submitted on October 2, 2018;
- Submit an earth movement plan to staff prior to the issuance of building permits to show compliance with Title 30 Standards;
- Neighbors to be notified prior to major excavation activities;
- 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;
- 1 story homes only on Lots 105 through 223;
- Project must meet Mountains Edge design guidelines and standards;

- Permeon treatment and revegetation on cut slopes and hillsides;
- Design review as a public hearing for significant change to the plans;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that approval of a design review for a final grading plan for the hillside area is required prior to building permits and subdivision mapping; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that 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.

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;
- Pyle Avenue to be constructed to a 60 foot wide standard roadway with the extra 20 feet of dedication to accommodate a trail as approved by Public Works - Development Review Division;
- Right-of-way dedication to include 45 feet to the back of curb for Fort Apache Road, 40 feet for Pyle Avenue, the portion of the cul-de-sac at the western terminus of Pyle Avenue, and associated spandrels;
- If the project is gated, queuing analysis and/or gate/callbox location must be approved by Public Works - Development Review Division;
- Fire Department approval of over-length streets;
- Applicant shall apply for BLM right-of-way grants to allow minimum paving on all perimeter streets.
- 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.

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 #0071-2018 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant states that the condition of approval for the previously approved zone change (NZN-18-0287) that the "Project must meet Mountains Edge design guidelines and standards" is the subject of the application request to waive this condition. The applicant states that they are proposing a more modern design of the homes in lieu of desert colors and design. Apart from home elevations, Lennar will comply with Mountains Edge design guidelines in relations to perimeter landscaping and block walls.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-20-0573	Final grading plan for a hillside development	Approved by BCC	February 2021
WC-19-400090 (TM-18-500059)	Waived conditions per plans submitted on October 2, 2018	Approved by BCC	August 2019
WC-19-400091 (NZC-18-0287)	Waived conditions per plans submitted on October 2, 2018	Approved by BCC	August 2019
NZC-18-0287	Reclassified the site to R-2 zoning for a single-family residential development	Approved by BCC	October 2018
VS-18-0641	Vacated and abandoned government patent easements - expired	Approved by BCC	October 2018
VS-18-0290	Vacated easements - expired	Approved by BCC	October 2018
TM-18-500059	159 single family residential lots and common lots	Approved by BCC	October 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Open Land (up to 1 du/10 ac), Public Facilities, Residential Rural (up to 0.5 du/ac) & Residential Suburban (up to 8 du/ac)	R-E & R-2	Undeveloped
South	Open Land (up to 1 du/10 ac)	R-E	Undeveloped
East	Major Development Project (Mountains Edge)	R-2	Single family residential
West	Open Land (up to 1 du/10 ac) & Public Facilities	R-E	Undeveloped & detention basin

This site and the abutting parcels to the north and east are in the Public Facilities Needs Assessment (PFNA) area.

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Staff recommends approval of the request to waive the conditions for “Project must meet Mountains Edge design guidelines”. The request is only for the home elevations, however, the applicant will still adhere to Mountain Edge Design Standards in relation to landscaping and perimeter block walls. The goal is to create consistency with design standards in a master planned community. The applicant has provided elevations or renderings that show what is being proposed.

Staff Recommendation

Approval.

Approval of the waiver of conditions request constitutes a finding by the Commission/Board that the condition will no longer fulfill its intended purpose.

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:**

- Perimeter wall and landscaping to incorporate Mountains Edge Design Standards.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:**APPROVALS:****PROTEST:****APPLICANT:** GREYSTONE NEVADA, LLC**CONTACT:** DAVID CORNOYER, LENNAR, 9275 W. RUSSELL ROAD, SUITE 400, LAS VEGAS, NV 89148