

WALL HEIGHT
(TITLE 30)

RAINBOW BLVD/COUGAR AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0091-KB HOME LV SAGE GLEN, LLC:

WAIVER OF DEVELOPMENT STANDARDS to increase screen and retaining wall height in conjunction with a single family residential subdivision.

DESIGN REVIEW for increased retaining wall height on 24.8 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the west side of Rainbow Boulevard and the south side of Cougar Avenue (alignment) within Enterprise. JJ/jgh/jd (For possible action)

RELATED INFORMATION:

APN:

176-15-701-022; 176-15-801-042

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Increase screen wall height to 8.7 feet where a maximum of 6 feet is permitted per Section 30.64.020 (a 45% increase).
- b. Increase combination of screen and retaining wall height to 14.7 feet (8.7 feet screen wall and 6 foot retaining) where a maximum of 12 feet (6 foot screen wall 6 foot retaining) is permitted per Section 30.64.050 (a 22% increase).

DESIGN REVIEW:

Significant changes to screen and retaining wall height on plans.

LAND USE PLAN:

ENTERPRISE - COMMERCIAL GENERAL

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 24.8 (gross)/21.2 (net)
- Number of Lots/Units: 18 (this application)/169 (subdivision)
- Density (du/ac): 6.8
- Minimum/Maximum Lot Size (square feet): 3,325/7,325 (gross and net)
- Project Type: Single family residential subdivision

- Number of Stories: 1 & 2
- Building Height (feet): 16 to 29
- Square Feet: 1,455 to 3,066

Site Plan

The site plan depicts a single family residential subdivision. In a previously approved request (NZC-19-0982), the project site is shown as approximately 24.8 gross acres with 169 lots. Access is taken from Rainbow Boulevard adjacent to Ford Avenue. The current requests for waivers are to allow increases to the screen and combination screen and retaining wall heights which are located on the lots along Rainbow Boulevard (9 through 12 & 129 through 142), 2 lots on the northern cul-de-sac and 2 lots along Torino Avenue (128 & 129). The plans depict 3 walls ranging from 8.7 feet to 7.3 feet on top of a 6 foot retaining wall for a maximum total height of 14.7 feet.

Applicant's Justification

The applicant indicates that the request for the wall height increase is due to a Noise Assessment that has been performed for the walls along Rainbow Boulevard. As required by the assessment, the screen wall and retaining wall heights will need to be increased since they are along the perimeter of the subdivision. This wall request is intended to mitigate unacceptable noise levels.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-19-0982	Reclassified 15 acres from R-E and R-E (RNP-I) to R-2 zoning with a design review for increased grade, and waiver for wall height on the western portion of the subdivision	Approved by BCC	March 2020
VS-19-0983	Vacated easements between Rainbow Boulevard and Montessouri Street	Approved by BCC	March 2020
WC-19-400169 (ZC-18-0835)	Waived conditions of a zone change requiring right-of-way dedication and full off-site improvements	Approved by BCC	March 2020
TM-19-500266	169 residential lots	Approved by BCC	March 2020
ZC-18-0835	Reclassified 9.8 acres located in the southeast portion of the subject site to R-2 zoning for a 56 lot single family subdivision	Approved by BCC	December 2018
VS-18-0837	Vacated and abandoned easements and right-of-way on 2 parcels located in the southeast portion of the subject site	Approved by BCC	December 2018
ZC-1026-05	Reclassified approximately 3,800 parcels, some of which included the north and western portion of this subject site, to R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac) & Commercial General	R-E (RNP-I), R-E, & C-2	Charter school & undeveloped
South	Rural Neighborhood Preservation (up to 2 du/ac) & Commercial General	R-E (RNP-I) & C-2	Single family residential & undeveloped
East	Commercial General, Residential Suburban (up to 8 du/ac), & Office Professional	C-2 & R-2	Commercial retail complex & single family residential
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential & undeveloped

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 & Design Review

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 increased wall height is only for a portion of the site and is intended to help buffer any adjacent single family residence from the noise generated by traffic and the surrounding commercial uses. The increased wall height is setback for landscaping, is an appropriate buffer, and is also consistent with Urban Specific Policy 39 of the Comprehensive Master Plan, which encourages, in part, appropriate buffers for single family residential developments. In addition, the design of the wall is appropriate and meets the standards outlined in Urban Specific Policy 16 of the Comprehensive Master Plan, which supports all new perimeter walls and fences being decorative; therefore, staff has no objection to 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - approval (any combination of decorative and retaining wall over 9 feet to be terraced and landscaped/rockscape adjacent to public rights-of-way (Rainbow Boulevard and Torino Avenue)).

APPROVALS:

PROTESTS:

APPLICANT: KB HOME LV SAGE GLEN, LLC

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