06/15/21 PC AGENDA SHEET

UPDATE

ATTACHED SINGLE FAMILY DEVELOPMENT (TITLE 29)

STONEWATER LN/GOETT GOLF DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-20-0603-OLYMPIA COMPANIES, LLC:

HOLDOVER ZONE CHANGE to reclassify 5.4 acres from a C-2 (General Commercial) P-C (Planned Community Overlay District) Zone to an R-3 (Multiple Family Residential) P-C (Planned Community Overlay District) Zone.
USE PERMITS for the following: **1)** single family residential development on individual compact lots; and **2)** residential modified development standards.
DESIGN REVIEW for an attached single family residential development in the Southern Highlands Master Planned Community.

Generally located on the south side of Stonewater Lane, 275 feet east of Goett Golf Drive within Enterprise (description on file). JJ/rk/jd (For possible action)

RELATED INFORMATION:

APN:
191-06-518-005; 191-06-518-007

LAND USE PLAN:
ENTERPRISE - MAJOR DEVELOPMENT PROJECT (SOUTHERN HIGHLANDS) – COMMERCIAL GENERAL

BACKGROUND:
Project Description
General Summary

- Site Address: N/A
- Site Acreage: 5.4
- Number of Lots: 79
- Density (du/ac): 14.7
- Minimum/Maximum Lot Size (square feet): 1,440/1,813
- Project Type: Attached single family residential development
- Number of Stories: 2
- Building Height (feet): Up to 35
- Square Feet: 1,800/2,000
- Open Space Required/Provided: 31,600/66,079
- Parking Required/Provided: 197/206

Site Plan

The subject parcels are currently zoned C-2 and designated as Commercial General in the Southern Highlands Specific Plan which makes this zone boundary request nonconforming with that land use designation. The plans depict a gated residential development totaling 79 single family lots and 2 common area lots on 5.4 acres. The density of the overall development is shown at 14.7 dwelling units per acre. The project ranges from 3 to 7 plex buildings designed around 30 foot wide private streets. The residential dwellings will be under separate ownership that are attached to 1 or more dwellings on opposite sides of the structure. The dwellings are designed with garages facing the private streets and the front facing internal courtyards with sidewalks. The development will be served by a single point of ingress/egress to the north from a private drive off Stonewater Lane. The street network consists of 1 main drive with a loop street and 2 stub streets toward the eastern and western portion of the site. Parking will consist of garage parking for residents and surface parking for visitors. The visitor parking includes both designated off-street parking spaces and on-site driveway parking. Approximately 14 parking spaces are depicted as driveway spaces, and 34 parking spaces are shown as designated parking spaces. The minimum setbacks for each of the dwellings are the following:

Minimum Lot area - 1,440 square feet
Front face of garage - 3 feet to 20 feet (from the edge of the private street)
Front living area/porch - 10 feet
Rear - 20 feet to 25 feet
Side yard - 0/5 feet
Perimeter - 10 feet to 20 feet

Landscaping

External to the proposed project wall is a landscape element along Stonewater Lane which is part of the Southern Highlands Master Homeowners Association. This common element lot is approximately 20 feet wide and includes landscaping with a detached sidewalk. Internal to the site a network of common open spaces is located throughout the development which will include on-site pedestrian paths, a recreational pool area with a pool house, shade structures, and seating/picnic areas. The development requires 31,600 square feet of open space where 66,079 square feet of open space is provided.

Elevations

The plans depict the 3 to 7 plex buildings will have 4 elevations. The buildings have a maximum height of 35 feet and feature pitched, concrete tile roofs. All units feature consistent and unified architecture throughout the exterior design of the buildings. The building materials generally consist of stucco and stone veneer siding, which include horizontal and vertical articulation on all elevations. Decorative window variations and trimming are featured on all elevations, in addition to wrought iron railings utilized for the patios and second story deck areas. Design variations have been incorporated into the overall design of the garage doors, facing the private streets. The residential buildings consist of neutral, earth tone colors.

Floor Plans

The plans depict 2 and 3 bedroom units with 4 different floor plans that range from 1,200 square feet to 2,000 square feet. The first floor of every unit will contain a 2 car garage with some of the units having full length driveways.

Applicant's Justification

According to the applicant as an in-fill project, it has been determined there is no longer a demand for future commercial developments within this part of the Southern Highlands Community. The proposed single family attached "for-sale" product provides a transitional use to the nearby single family residential developments. The property is currently zoned C-2 and as it exists has the right to develop up to 50 feet in height to match the existing commercial office complex to the northeast; however, the heights of the proposed project will not exceed 35 feet in height. Furthermore, since the proposed development is at a lower density, the project will serve as a transitional land use from the existing commercial development to the northeast from the existing single family subdivisions across Stonewater Lane and the subdivision that is directly to the east of this development.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-0034-05	1 lot commercial subdivision on 6.1 acres	Approved by PC	February 2005
ZC-0973-03	Reclassified this site and the areas east of this site to C-2 zoning for an office building	Approved by BCC	September 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Major Development Project (Southern Highlands) - Residential Medium (2 du/ac to 14 du/ac)	R-2	Single family residential
South & West	Major Development Project (Southern Highlands) - Public Facilities	P-F	Open space park & drainage basin
East	Residential Suburban (up to 8 du/ac)	R-2	Single family residential

This site and the surrounding area are located in the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
VS-20-0604	A vacation and abandonment of a public drainage easement is a companion item on this agenda.
TM-20-500203	A tentative map consisting of 79 single family residential lots on 5.4 acres 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 29.

Analysis
Current Planning
Zone Change
Although this request does not conform to the Southern Highlands Specific Plan land use designation, it can be compatible with the existing land uses in the area. The proposed zoning allows a similar density and intensity of uses as the surrounding approved residential subdivisions. Lastly, the nonconforming zone boundary amendment will not create any negative effects on public facilities and services, and the zoning complies with applicable provisions of the negotiated Development Agreement. Therefore, staff can support the zone change request.

Use Permits
The design is unique and innovative in that it allows for individual home ownership rather than a rental option of an apartment community or the ownership of airspace like the typical condominium development. To mitigate the impact of the proposed structures, the buildings are designed with variations in height, roof pitch, and other architectural enhancements. Staff finds the proposed development provides an appropriate land use transition to the existing residential development and commercial land uses within the immediate area; therefore, recommends approval of the use permits.

Design Review
The proposed modified development standards will allow the creation of a development that will provide an opportunity for the use of creative design concepts to address community needs and will not jeopardize the welfare of the general area. The project will provide ample open space throughout the development and also equitably distributes designated visitor parking areas and landscaping throughout the entire project area. Furthermore, staff finds a variety of design elements are utilized on all sides of the residential buildings, including articulating building facades. The design of the proposed elevations incorporates varying rooflines, exterior building materials, such as stucco and stone veneer, decorative window trimming, and decorative wrought iron railings. However, even though most of the elements of the design review of this project are compatible with the adjacent land use, staff also recommends that the 7 plex building near the eastern portion of the development be moved to another location since directly to the east of this property is an existing single family residential subdivision. With this condition of approval, staff can support the overall request.

Staff Recommendation
Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on **July 21, 2021 at 9:00 a.m.,** unless otherwise announced.

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 29, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Resolution of Intent to complete **in 4 years;**
- Move the 7 plex building near the eastern portion of the development to another location and replace with two, 3 plex buildings;
- No second story balconies along eastern property line.
- **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 new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; 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;
- If the project is gated, queuing analysis and gate/callbox location must be approved by Public Works - Development Review Division.

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 (access gates must be minimum 20 feet wide over minimum 24 feet wide access road); streets with roll curbs must be a minimum of 39 feet back of curb to back of curb; and to show on-site fire lane, turning radius, and turnarounds.

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 #0284-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC:
APPROVALS: 2 cards
PROTESTS: 30 cards, 27 letters

PLANNING COMMISSION ACTION: February 16, 2021 – HELD – To 03/02/21 – per the applicant.

PLANNING COMMISSION ACTION: March 2, 2021 – HELD – To 04/20/21 – per the applicant.

PLANNING COMMISSION ACTION: April 20, 2021 – HELD – To 06/15/21 – per the applicant.

APPLICANT: OLYMPIA COMPANIES, LLC
CONTACT: WESTWOOD, 5740 S. ARVILLE ST., STE 216, LAS VEGAS, NV 89118