

07/07/21 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

VIKING RD/TOPAZ ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0251-VIKING ROAD, LLC:

WAIVER OF DEVELOPMENT STANDARDS for intersection off-set.

DESIGN REVIEWS for the following: **1)** a single family residential subdivision; and **2)** finished grade on 5.0 acres in an R-1 (Single Family Residential) (RNP-III) Zone.

Generally located on the north side Viking Road, 300 feet east of Topaz Street within Paradise.
TS/sd/jd (For possible action)

RELATED INFORMATION:

APN:

162-13-302-006

WAIVER OF DEVELOPMENT STANDARDS:

Reduce street intersection off-set to 50 feet where a minimum of 125 feet is required per Section 30.32.052 (a 40% reduction).

DESIGN REVIEWS:

1. Single family residential development.
2. Increase finished grade to 68 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 278% increase).

LAND USE PLAN:

WINCHESTER/PARADISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Number of Lots/Units: 21
- Density (du/ac): 4
- Minimum/Maximum Lot Size (square feet): 7,015/12,849
- Project Type: Single family subdivision

Site Plans

The plans depict a proposed 21 lot residential subdivision within an existing RNP-III Overlay district. The property is currently vacant and surrounded by existing R-1 zoned residential developments. Access to the subdivision is from Viking Road and will incorporate a call box and gated access. The community will be gated as are several of the existing communities located to the south and east of the site. Lot sizes range in size from 7,015 square feet to 12,849 square feet with the average lot size being 8,133 square feet. Since the minimum lot size will be over 7,000 square feet, the plan follows the R-1 (RNP-III) Overlay requirements.

Landscaping

The plans submitted show a 6 foot wide landscape planter along Viking Road behind an attached sidewalk and along the private driveway into the subdivision and within the subdivision in areas along private street "C".

Elevations

The applicant is proposing single story homes that would be placed on Lots 1, 2, 3, 9, 10 and 21 with the remainder of lots being 2 story. Maximum heights shown up to 29 feet for 2 story homes and with the 1 story homes at a maximum of up to 17 feet.

Floor Plans

The plans depict 3 or 4 bedrooms with garage, foyer, great room, loft, and kitchen for both 1 and 2 story homes.

Signage

Signage is not a part of this request.

Applicant's Justification

As this is an in-fill property, the applicant has tried to mitigate impacts to the adjacent residences by agreeing to a condition that limits the location for 2 story homes as well as thoughtful design in lot placement adjacent to the larger lots to the west of the site. Moreover, the surrounding area is comprised of a variety of lot sizes. For example, there are townhomes immediately to the north of the site which are on approximately 3,000 square foot lots. There are also similarly sized lots on the southwest corner of Viking Road and Topaz Street. As such, the proposed development is appropriate for the surrounding area.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-1 (RNP-III)	Single family residential

Related Applications

Application Number	Request
TM-21-500066	A tentative map 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.

Design Review #1

Staff finds the density of this single family residential development is compatible and consistent with the planned and existing uses in the immediate area. The design of the residential elevations, with varied architectural elements and floor plans, comply with Code requirements and with the established Design Overlay District of RNP-III, which shall not exceed a density of 4 dwelling units per acre and lots shall be a minimum of 7,000 square feet. The plans show a density of just under 4 dwelling units per acre and maintain the minimum lot size specified in Title 30. Staff can support the design review.

Public Works - Development Review

Waiver of Development Standards

Although Street "A" is not meeting the minimum off-set distance from Palace Pier Street, the alignment of the streets will not create any conflicting left turn movements. Additionally, the proposed subdivision only has 21 lots and the subdivision across Viking Road only has 15 lots. The amount of traffic generated by these subdivisions is negligible, further reducing concerns with off-set intersections. Therefore, staff has no objection to this request.

Design Review #2

This design review represents the maximum grade difference within 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.

Department of Aviation

The property lies just outside the AE-60 (60 - 65 DNL) noise contour for the McCarran International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the McCarran International Airport facilities to meet future air traffic demand.

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 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;
- Vacate any unnecessary rights-of-way and/or easements.
- 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.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

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: SIGNATURE HOMES

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