

07/20/21 PC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

PECOS RD/MAULE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0256-OCOTILLO OASIS, LLC:

WAIVER OF DEVELOPMENT STANDARDS to increase wall height.

DESIGN REVIEWS for the following: **1)** single family residences; and **2)** walls in conjunction with an approved single family subdivision on 12.9 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the east side of Pecos Road, 630 feet south of Maule Avenue within Paradise. JG/jt/jo (For possible action)

RELATED INFORMATION:

APN:

178-06-301-013

WAIVER OF DEVELOPMENT STANDARDS:

Increase wall height to 13 feet (5.5 foot retaining wall with 7.5 foot screen wall) where 9 feet (3 foot retaining wall with 6 foot screen wall) is the maximum per Section 30.64.050 (a 45% 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: 12.9
- Number of Lots: 24
- Project Type: Single family residences and increase wall height
- Number of Stories: 2
- Building Height (feet): Up to 28
- Square Feet: 3,828 to 6,529

Overview

This application is for new designs for the single family residential homes and to increase wall height in conjunction with a previously approved single family residential subdivision.

Site Plans

The previously approved plans show a single family residential development consisting of 24 lots on 12.9 acres at a density of 1.9 du/ac. The site has access to Pecos Road via a 58 foot wide private street entrance and 43 foot wide private streets with sidewalk on 1 side of the street with roll-curb and gutter. Two private cul-de-sacs extend to the south of the main street. The cul-de-sacs are 39 feet wide from back of curb to back of curb (roll-curb and gutter) with sidewalks on 1 side of the cul-de-sacs. The private street has a gated entry set back 57 feet from Pecos Road. A 10 foot wide landscape area is located adjacent to Pecos Road.

The increased wall heights are proposed around the perimeter of the single family residential subdivision. On the west side of the subdivision, adjacent to Pecos Road, the wall height will be increased to 7.5 feet. A similar 7.5 foot high wall will also be installed along the south side of the site adjacent to the Duck Creek Flood Channel and along the western side of the northern property line. On the east side of the northern property line and along the east property line, the 7.5 foot high wall will include a retaining wall up to 5.5 feet high. The plans note that the walls along the north and east property lines will comply with the redundant wall requirements, which state that the separation between the walls will be 4 inches or less or at least 30 inches wide, and the gap at the end shall be secured with a see-thru locked gate.

Elevations

The design of the single family residences includes multiple contemporary models with flat roofs and multiple off-set surface plans. Exterior materials include stone veneer and stucco painted in earth tones. Maximum height of the 1 story homes is 19 feet, and maximum height of the 2 story homes is 28 feet. Rooftop decks are included as an option on certain 2 story models.

Floor Plans

The 4 models include a single story 3,828 square foot home, a single story 4,390 square foot home, a 2 story 5,887 square foot home, and a 2 story 6,529 square foot home.

Applicant's Justification

According to the applicant, the increased wall height along Pecos Road will help alleviate noise generated by the traffic along the arterial street. In addition, the increased wall height will provide additional security for the guard gated community. The natural topography of the site slopes west to east; however, due to the constraints of the Duck Creek Flood Channel to the south and the existing single family residential developments to the north and east, the sewer connection for the development must drain west to Pecos Road; therefore, the increased fill necessitates the retaining walls along portions of the north and eastern property lines. Furthermore, the applicant indicates that over-height walls are existing in this area along Pecos Road, and the increased wall height is appropriate for the community.

Regarding the design of the residences, the applicant states that the contemporary homes will beautifully blend physical nature with human nature. The prevalence of strong clean lines define the modern architecture, and the side loaded garages reduce the prevalence of garage doors and create variations in building massing and articulation.

Prior Land Use Requests

Application Number	Request	Action	Date
ET-21-400031 (WS-0456-14)	Third extension of time to waive streetlights along Pecos Road	Approved by PC	May 2021
ET-20-400174 (WS-18-0654)	First extension of time to waive off-site improvements	Approved by BCC	February 2021
WS-18-0654	Waived full off-site improvements and a design review to increase finished grade for a single family residence	Approved by BCC	October 2018
TM-18-500149	24 lot residential subdivision	Approved by BCC	October 2018
ET-18-400179 (WS-0456-14)	Second extension of time to waive streetlights along Pecos Road	Approved by BCC	October 2018
ET-18-400156 (WS-0323-16)	First extension of time to commence increased wall height - expired	Approved by PC	August 2018
WS-0456-14 (ET-0100-16)	First extension of time to waive streetlights along Pecos Road	Approved by PC	August 2016
WS-0323-16	Original request to increase wall height for an approved residential subdivision - expired	Approved by PC	June 2016
VS-0040-14 (ET-0040-16)	First extension of time to vacate and abandon portions of right-of-way being Pecos Road and Maule Avenue	Approved by BCC	May 2016
TM-0012-14 (WC-0020-16)	Waived the condition on the tentative map requiring custom homes and not tract homes - expired	Approved by BCC	April 2016
WS-0456-14	Waived streetlights along Pecos Road	Approved by PC	July 2014
TM-0012-14	Original application for 24 single family residential lots - expired	Approved by BCC	April 2014
VS-0040-14	Vacated and abandoned a portion of right-of-way being Pecos Road and Maule Avenue	Approved by BCC	April 2014

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Single family residential, undeveloped, & flood control channel
East	City of Henderson	RS	Single family residential

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 #2

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.

An increase in screen wall heights along Pecos Road is typical in this area, and the increased wall height will help reduce traffic noise for the future single family residents. Also, the increased retaining wall height is necessary due to the topography of the site and constraints of the surrounding development. Lastly, the site has already been approved for increased finished grades up to 60 inches per WS-18-0654. As a result, staff does not anticipate any negative impacts, and staff can support the request.

Design Review #1

The proposed single family residences with multiple contemporary designs create an orderly and aesthetically pleasing environment that is harmonious and compatible with development in the area; therefore, staff can support the 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: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: CHRIS ARMSTRONG

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