

SINGLE FAMILY RESIDENTIAL DEVELOPMENT
(TITLE 30)

PYLE AVE/CAMERON ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-21-0432-J C L H, LLC:

ZONE CHANGE to reclassify 12.3 acres from an R-E (Rural Estates Residential) Zone to an R-2 (Medium Density Residential) Zone.

WAIVER OF DEVELOPMENT STANDARDS to increase wall height.

DESIGN REVIEWS for the following: **1)** single family residential development; and **2)** finished grade.

Generally located on the east side of Cameron Street and the south side of Pyle Avenue within Enterprise (description on file). JJ/md/jd (For possible action)

RELATED INFORMATION:

APN:

177-30-301-002; 177-30-301-005; 177-30-301-015

WAIVER OF DEVELOPMENT STANDARDS:

Increase combined screen wall/retaining wall height up to 12 feet (6 foot retaining wall/6 foot screen wall) where a maximum wall height of 9 feet (3 foot retaining wall/6 foot screen wall) is permitted per Section 30.64.050 (a 25% increase).

DESIGN REVIEWS:

1. Single family residential development.
2. Increase finished grade to 48 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 167% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 12.3
- Number of Lots: 93
- Density (du/ac): 7.6
- Minimum/Maximum Lot Size (square feet): 3,390/5,639 (gross and net)
- Project Type: Single family residential development

- Number of Stories: 1 to 2
- Building Height (feet): 15.5 (single story) to 28 feet (two story)
- Square Feet: 1,203 to 2,484

Site Plans

The plans depict a single family residential development consisting of 93 lots on 12.3 acres with a density of 7.6 dwelling units per gross acre. The minimum and maximum lot sizes are 3,390 square feet and 5,639 square feet, respectively. The proposed subdivision is divided into 2 sections, with the first section being located at the northwest corner of Frias Avenue and Cameron Street. Access to this portion of the subdivision, featuring 60 lots, is granted via a 43 foot wide private street, Baltic Amber Street, which connects to Frias Avenue. This portion of the subdivision is serviced by 43 foot wide internal private streets with a 5 foot wide sidewalk located on 1 side of the street. The second section of the subdivision is located immediately south of Pyle Avenue and 300 feet to the east of Cameron Street. Access to this portion of the subdivision, featuring 33 lots, is granted via a 43 foot wide private street, Rubyfield Street, which connects to Pyle Avenue. This portion of the subdivision is serviced by 43 foot wide internal private streets with a 5 foot wide sidewalk located on 1 side of the street. The 2 sections of the proposed development, Unit 1 and Unit 2, are segregated from each other and not connected by an internal private street. The 2 sections of the subdivision are adjacent to each other, at the northeast corner of Lot 68 and the southwest corner of Lot 26. For the purposes of the Development Code, the parcels are defined as “contiguous” and may be included on 1 Land Use Application request. Due to site constraints and the topography within the boundary of the development, a combined screen wall/retaining wall height up to a maximum of 12 feet will be located along the east perimeter of the development and the north perimeter of the subdivision, adjacent to Pyle Avenue. The increased wall height will vary from a screen wall with no retaining wall to a screen wall with 6 feet of retaining wall around the perimeter of the site as needed. Furthermore, a design review is requested to increase finished grade beyond a maximum of 18 inches within the interior of the site. The maximum grade increase of 48 inches will occur at Lot 14, located at the northeast corner of the development. A 5 foot wide detached sidewalk is proposed along Pyle Avenue and a 5 foot wide attached sidewalk is proposed along Cameron Street.

Landscaping

The plans depict a 15 foot wide landscape area, including a 5 foot wide detached sidewalk along Pyle Avenue. Twenty-four inch box trees, planted 25 feet on center, are located within the street landscape area including shrubs and groundcover. A 6 foot wide landscape area, including a 5 foot wide attached sidewalk, is located adjacent to Cameron Street. Twenty-four inch box trees, planted 25 feet on center, are located within the street landscape area including shrubs and groundcover. Multiple common landscape areas, including trees, shrubs, and groundcover, are located adjacent to multiple private streets within the interior of the development.

Elevations

The plans depict 1 to 2 story model homes ranging between 15.5 feet to 28 feet in height. Models with multiple elevations consist of a pitched, concrete tile roof with exterior materials featuring stucco siding and stone veneer. Architectural enhancements are featured on all elevations including window fenestration, faux shutters, and stucco pop-outs.

Floor Plans

The plans depict 1 to 2 story model homes with multiple floor plans ranging in area from 1,203 to 2,484 square feet. The models feature multiple bedrooms, bathrooms, dining room, kitchen, and a great room. All models feature 2 car garages.

Applicant's Justification

The applicant states the proposed zone change is in conformance with the planned land use of Residential Suburban, as stated within the Enterprise Land Use Plan. The proposed community has been designed to complement the surrounding neighborhood in terms of density, lot orientation and traffic access. An increase in finished grade is requested due to existing contours, drainage patterns and sewer service issues. The site will be elevated to the point to work with civil engineering constraints; the site will not be artificially increased to enhance views. The highest-grade difference occurs at Lot 14, at the eastern boundary of the site. The increase to the retaining wall height along the east property line, adjacent to undeveloped land, and the north property line, along Pyle Avenue, is requested due to site development constraints requiring an increase in perimeter retaining wall height from the allowable 3 feet to a maximum of 6 feet. The increased heights will fluctuate from a screen wall with no retaining wall to a screen wall with 6 feet of retaining wall around the perimeter of the site as needed. The increased retaining wall heights allow sewer service to the northeastern lots while still meeting minimum interior street slopes and maintaining drainage patterns. Decorative screen walls will be provided per Code requirements.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-2	Single family residential & undeveloped
South	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
East	Residential Suburban (up to 8 du/ac)	R-E & R-2	Single family residential & undeveloped
West	Residential Suburban (up to 8 du/ac) & Residential High (8 to 18 du/ac)	R-E & R-2	Single family residential & undeveloped

The project site and surrounding parcels are located within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
TM-21-500129	A tentative map for 93 single family residential lots is a companion item on this agenda.
VS-21-0433	A vacation and abandonment for right-of-way and patent easements 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

Zone Change

The request to R-2 zoning conforms to the Enterprise Land Use Plan which designates the parcels as Residential Suburban at a density of up to 8 dwelling units per acre. Staff finds that the proposed zoning classification is consistent and compatible with the existing and approved land uses in the area. Therefore, staff recommends approval of this request.

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.

Staff finds the topography of the project site warrants an increase to the retaining wall height proposed for the development. The combined screen wall/retaining wall height up to a maximum of 12 feet, located along the northeast property line, should have minimal impact on the adjacent undeveloped parcel. The combined screen wall/retaining wall height will not exceed 9 feet along the east property line, adjacent to the existing single family residential development. A combined screen wall/retaining wall height up to a maximum of 12 feet is located at the north boundary of the project site along Pyle Avenue. The increased wall height along Pyle Avenue should have minimal impact on the surrounding land uses and streetscape as the wall will be buffered by a 15 foot wide landscape area along the right-of-way. Therefore, staff recommends approval of this request.

Design Review #1

Architectural enhancements are provided on all sides of the proposed residences and recreation building. Staff finds that the design of the residences and recreation building comply with Urban Land Use Policy 43 which promotes projects that provide varied neighborhood design and/or innovative architecture that includes varied setbacks from residences to front property lines, reduced visual dominance of garages, varied rooflines, and/or architectural enhancements on all sides. Staff finds the design of the proposed development is effective for both pedestrian and vehicular safety and is compatible with the surrounding residential development within the area. Therefore, staff recommends approval of the design review.

Public Works - Development Review

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

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- 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.
- 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 the waiver of development standards and design reviews must commence within 4 years of approval date or they 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;
- Right-of-way dedication to include a spandrel at the southwest corner of the site.
- 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; and that the installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

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.

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 #0312-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval (increase fenestration on elevations facing the right-of-way; and terraced landscaping combination for retaining/screen walls in excess of 9 feet along any public right-of-way).

APPROVALS:

PROTESTS:

APPLICANT: KB HOME

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