

SINGLE FAMILY RESIDENTIAL DEVELOPMENT
(TITLE 30)

CORBETT ST/DURANGO DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-21-0437-BOYER, TERRY A & CHERYL:

ZONE CHANGE to reclassify 3.1 acres from an R-E (Rural Estates Residential) (RNP-I) Zone to an R-D (Suburban Estates Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; **2)** eliminate street landscaping; and **3)** allow non-standard improvements within the right-of-way.

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

Generally located on the south side of Corbett Street and the west side of Durango Drive within Lone Mountain (description on file). RM/md/jd (For possible action)

RELATED INFORMATION:

APN:

125-29-708-015; 125-29-708-016

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase combined screen wall/retaining wall height up to 11 feet (5 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 23% increase).
2. Eliminate street landscaping where required per Figure 30.64-5 or Figure 30.64-6.
3. Allow non-standard improvements (landscaping and detached sidewalk) within the right-of-way (Durango Drive) where not permitted per Chapter 30.52.

DESIGN REVIEWS:

1. Single family residential development.
2. Increase finished grade to 55 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 206% increase).

LAND USE PLAN:

LONE MOUNTAIN - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 5825 N. Durango Drive
- Site Acreage: 3.1

- Number of Lots: 9
- Density (du/ac): 2.9
- Minimum/Maximum Lot Size (square feet): 10,572 and 14,572 (net)/12,229 and 17,732 (gross)
- Project Type: Single family residential development
- Number of Stories: 1 to 2
- Building Height (feet): 20 (one story) to 24 (two story)
- Square Feet: 2,532 to 3,756

Site Plans

The plans depict a single family residential development consisting of 9 lots on 3.1 acres with a density of 2.9 dwelling units per acre. The minimum and maximum gross lot sizes are 12,229 and 17,732 square feet, respectively. The primary ingress and egress to the proposed development is via a 39 foot wide private street, which connects to Corbett Street. The private street servicing the development is a north/south alignment terminating as a cul-de-sac bulb within the interior of the development, between Lots 4 and 5. A 5 foot wide attached sidewalk is proposed adjacent to Corbett Street and a 5 foot wide detached sidewalk is proposed along Durango Drive. Due to the topography of the site, a combined screen wall/retaining wall height up to a maximum of 11 feet will be located along the perimeter of the project site, adjacent to property lines of Lots 1 through 9. The increased screen wall/retaining wall height requires a waiver of development standards. 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 55 inches will occur at Lot 7 that is centrally located within the site, on the east side of the private street.

Landscaping

The plans depict a 15 foot wide landscape area, including a 5 foot wide detached sidewalk, located along Durango Drive. Due to the right-of-way dedication required for Durango Drive, the proposed landscaping will be located within the street necessitating a waiver of development standards for non-standard improvements within the right-of-way. Twenty-four inch box trees, in addition to shrubs and groundcover, are proposed within the street landscape area. A 5 foot wide attached sidewalk is proposed adjacent to Corbett Street.

Elevations

The plans depict 1 to 2 story model homes with 8 different elevations with a maximum height of 24 feet. The proposed models 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 4 different floor plans ranging in area from 2,532 to 3,756 square feet. The models feature multiple bedrooms, bathrooms, dining room, kitchen, and a great room. All models feature 3 car garages.

Applicant's Justification

The applicant states that due to sewer design constraints and the natural topography of the site, Lots 1 through 9 will experience increased fill greater than 18 inches from the existing ground at the boundary. The finished floors for the lots are not set at this stage and will be provided during with improvement plans. The most amount of fill will be located on lot 7 with 55 inches of fill.

According to the applicant, due to sewer design constraints and the natural topography of the site, Lots 1 through 9 will experience increased fill greater than 18 inches (no more than 5 feet) in order to establish finished floors for those lots. To accommodate the fill, increased retaining wall up to 5 feet will be required. The highest wall will be located on the east boundary of Lot 7, with a height of 11 feet. The walls will not have an adverse impact on the surrounding area adjacent to the site.

The applicant states the non-standard improvements within the right-of-way, consisting of a 15 foot wide landscape area including a 5 foot wide detached sidewalk, are proposed along Durango Drive to further enhance the surrounding properties. The applicant intends to create a landscape maintenance district to provide maintenance of the improvements within the right-of-way along Durango Drive. In review of the surrounding properties, most sites have already been developed on Durango Drive between Tropical Parkway and Ann Road, none of which have been widened to 55 feet back of curb. If Durango Drive eventually develops to the full pavement width, the landscaping can be removed in its entirety.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & East	Residential Low (up to 3.5 du/ac)	R-E (RNP-I)	Single family residential
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential

Related Applications

Application Number	Request
TM-21-500130	A tentative map for a 9 lot single family residential development is a companion item on this agenda.
VS-21-0438	A request to vacate 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-D zoning conforms to the Lone Mountain Land Use Plan which designates the parcels as Residential Low at a density of up to 3.5 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 and also the Lone Mountain Interlocal Agreement which states that areas in

Planning Area B must remain residential at a density no greater than 3.5 units per gross acre. Therefore, staff recommends approval of this request.

Waivers 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.

Waiver of Development Standards #1

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 ranges between 9 feet to 9.5 feet along the west boundary of the project site, adjacent to the existing single family residences. The greatest increase to the combined screen wall/retaining wall height ranges between 9.5 feet to 11 feet, occurring along the east boundary of the project site along Durango Drive. The increased wall height along the west boundary of the project site should have minimal impact on the adjacent single family residences. The increased wall height along the east boundary of the development will be buffered by the 15 foot wide landscape area along Durango Drive. Therefore, staff recommends approval of this request.

Waiver of Development Standards #2

Staff can support the request to eliminate the required street landscaping as required along Durango Drive. The Development (Code) requires tree wells or a row of trees behind an attached 5 foot wide sidewalk along Durango Drive. The applicant has provided a landscape area measuring 15 feet in width within the right-of-way along Durango Drive, consisting of 24 inch box trees, shrubs, and groundcover. However, since the landscaping is located within the public right-of-way, and not within the boundaries of the project site, the waiver to eliminate landscaping is required. Staff finds the proposed landscaping is in excess of Code requirements and will improve the aesthetics of the existing streetscape. Therefore, staff recommends approval of this request.

Design Review #1

Architectural enhancements are provided on all sides of the proposed residences. 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. The project also will have lots greater than 10,000 square feet which is consistent with the Lone Mountain Interlocal Agreement. Therefore, staff recommends approval of the design review.

Public Works - Development Review

Waiver of Development Standards #3

The applicant is responsible for maintenance and up-keep of any non-standard improvement; the County will not maintain any landscaping placed in the right-of-way. Staff can support waiver of development standards #3, but the applicant must execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

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.

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.
- 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 waivers 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;
- Full off-site improvements;
- Right-of-way dedication to include 10 feet for Durango Drive and the associated spandrel;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger, if required by Public Works;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger, if required by Public Works;

- All other right-of-way and easement dedications to record with the subdivision map;
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.
- 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.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised that there is an active septic permit on APN 125-29-708-016; to connect to municipal sewer and abandon or remove the septic system in accordance with Section 17 of the SNHD *Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management*; and to submit documentation to SNHD showing that the system has been properly abandoned or removed.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and that for any sanitary sewer needs to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

TAB/CAC: Lone Mountain - denial.

APPROVALS:

PROTESTS:

APPLICANT: SUMMIT HOMES OF NEVADA

CONTACT: TANEY ENGINEERING, 6030 S. JONES BOULEVARD, LAS VEGAS, NV 89118