

SINGLE FAMILY DEVELOPMENT
(TITLE 30)

HUALAPAI WY/PATRICK LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0526-PARDEE HOMES NEVADA:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase retaining wall height; **2)** reduce street intersection off-set; **3)** allow a wall in the front yard; and **4)** establish alternative yards.

DESIGN REVIEWS for the following: **1)** single family residential development; and **2)** finished grade on 9.3 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the south side of Patrick Lane and the east side of Hualapai Way within Spring Valley. JJ/ja/jo (For possible action)

RELATED INFORMATION:

APN:

163-31-301-022

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase block wall height to 13 feet (7 feet of retaining wall plus 6 feet of screen wall) where 9 feet (3 feet of retaining wall plus 6 feet of screen wall) is the maximum per Section 30.64.050 (a 44% increase).
2. Reduce street intersection off-set to 90 feet where 125 feet is required per Chapter 30.52 (a 28% reduction).
3. Allow solid block wall up to 5 feet in height within the front yard where a decorative fence is permitted per Table 30.64-1.
4. Establish alternative yards for 8 residential lots where yards are established per Section 30.56.040.

DESIGN REVIEWS:

1. Single family residential subdivision.
2. Increase finished grade to 12.9 feet where a maximum of 1.5 feet is the standard per Section 30.32.040 (a 760% increase).

LAND USE PLAN:

SPRING VALLEY - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 9.3
- Number of Lots/Units: 65
- Density (du/ac): 7.0
- Minimum/Maximum Lot Size (square feet): 3,487/7,745
- Project Type: Single family residential
- Number of Stories: 2
- Building Height (feet): 27
- Square Feet: 2,014 up to 2,666
- Open Space Required/Provided: None/20,699
- Parking Required/Provided: 143/260

Site Plans

The plans depict a single family residential development consisting of 65 lots and 9 common lots. The site is narrow, approximately 180 feet wide along Patrick Lane and approximately 2,000 feet along Hualapai Way. Access to the subdivision is from 2 private drives, both accessed from Hualapai Way. A long private drive runs north and south within the development, with a single row of lots on each side. The private drive terminates in a turnaround on the northern end and a stub street on the southern end. The 42 foot private drive has 4 foot wide sidewalks on 1 side of the street. In addition, a drainage easement is centrally located along Hualapai Way between lots 22 and 23, and another located at the southern end of the subdivision, providing pedestrian access into the subdivision from Hualapai Way.

Courtyards in the front yard are an option for homebuyers. A block wall up to 5 feet tall is located in front of the house to enclose a courtyard and is set back 10 feet from the street. In addition, eight lots on the east side of the private drive are designed with a side loaded garage which necessitates a waiver of development standards for alternative yards. The homes are set back 10 feet from the street (side yard) and range from 14 feet up to 21 feet set back from the residential development to the east. A request for increased finished grade across most of the site is included in this application.

Landscaping

A detached sidewalk, including 5 feet of landscaping on both sides of the sidewalk is provided along Hualapai Way and Patrick Lane. Large trees are provided on both sides of the detached sidewalks, along with shrubs and groundcover as required per Code. Landscaping is provided within the common lots, including an area around the turnaround and additional drainage easements. Up to 7 foot high retaining walls, with 6 foot wall or wrought iron fence on top, are located along the perimeter of the subdivision. A 5 foot landscape easement is provided along the eastern property line.

Elevations

Three different elevations are provided for the 4 models. Some elevations show contemporary styles with angled roofs and others are a combination of a tradition tile roof with an angled roof, with grey and earth tones. A prominent contemporary decorative feature is shown on the front elevations. The buildings are 2 stories, and up to 27 feet tall.

Floor Plans

The floor plans range from 2,014 square feet to 2,666 square feet, including bedroom, kitchen, dining room, and great rooms. Options, such as additional bedrooms or lofts are also provided.

Applicant's Justification

This proposed project is a redesign of a previously approved project (UC-19-0872). The applicant indicates the revisions have reduced the number of lots, all of which meet the minimum lot sizes. The waiver for the reduced intersection off-set, as well as the alternative yards are necessary due to the narrowness of the lot. The retaining walls are required due to the drainage issues and the 11 foot slope across the site. The previous approval allowed retaining walls up to 8 feet. A 5 foot wide landscape area is shown along the eastern property line to mitigate the impact of the wall from the existing neighbors. Finally, the increased wall height in the front yard is to create a courtyard for additional outdoor living for the residents.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-19-0872	Planned unit development for a single family attached and detached subdivision with waivers for reduced lot size, increased wall height, modified setbacks, intersection off-set, and increased finished grade	Approved by BCC	March 2020
TM-19-500230	85 single family residential lots and common lots	Approved by BCC	March 2020
VS-19-0873	Vacated and abandoned easements and right-of-way	Approved by BCC	March 2020
TM-0164-13	85 lot single family residential subdivision - expired	Approved by BCC	November 2013
VS-0593-13	Vacated and abandoned 5 feet of right-of-way being a portion of Hualapai Way - expired	Approved by BCC	November 2013
ZC-0592-13	Reclassified 11.8 acres from R-E to R-2 zoning for an attached and detached single family residential development, design review as a public hearing for any significant changes to the plans	Approved by BCC	November 2013
ZC-1035-03	Reclassified 11.8 acres from R-2 to C-1 and C-P zoning for an office development is the Southwest Ranch Concept Plan Area - expired	Approved by BCC	September 2003

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0263-00	Established several zoning districts for approximately 500 acres including R-2 zoning for the subject parcel within the Southwest Ranch Community - expired	Approved by BCC	April 2000
MP-0063-00	Public Facilities Needs Assessment for the Southwest Ranch Community - expired	Approved by BCC	April 2000

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
South	Commercial Neighborhood	C-2	Retail complex
East	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
West	Major Development Project (Summerlin) - Single Family Residential (up to 10 du/ac)	R-2	Single family residential

Related Applications

Application Number	Request
TM-21-500151	A tentative map for 65 single family residential lots 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

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

Due to the existing conditions and the drainage constraints of the site, staff can support the request to increase the retaining wall height. In addition, the applicant has provided a 5 foot landscape area along the eastern boundary to mitigate the impacts to the adjacent neighbors.

Waiver of Development Standards #3

The request for a 5 foot high wall within the front yard is to enclose a courtyard on some models. This courtyard will not extend closer than 10 feet to the front property line, which is similar to

the allowance per Code for 50% of the width of the house to be set back 10 feet from the front property line. Since this provides a decorative element and varied street view, staff can support this request.

Waiver of Development Standards #4

Due to the narrowness of the lots, staff can support the request for alternative yards. The lots will be parallel to the adjacent existing residential lots, with the side yards of the proposed lots next to the side yards of the existing lots. The plans show a minimum 14 foot setback to the eastern property line. Staff can support this request.

Design Review #1

The design of the subdivision takes into consideration the narrowness of the site, but still provides a single family detached neighborhood with pedestrian connections and some open space. The lots with alternative yards are larger in area, consistent with the existing lots to the east of the subdivision. The variety of the models provides visual interest along the streetscape. Staff can support the request.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to the request to reduce the street intersection off-set between Hualapai Way and Redstone Hills Drive. The proposed 65 lot subdivision should see a low volume of traffic because of the limited number of lots.

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

- Expunge UC-19-0872 and TM-19-500230;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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.
- Applicant is advised 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 or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; and 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TRI POINTE HOMES NEVADA

CONTACT: GCW, INC., 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146