

TOWNHOMES
(TITLE 30)

SILVERADO RANCH BLVD/ARVILLE ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-21-0496-TRI POINT HOMES NEVADA, INC:

ZONE CHANGE to reclassify 7.6 acres from an R-E (Rural Estates Residential) Zone to an R-3 (Multiple Family Residential) Zone.

USE PERMIT for a planned unit development (townhomes).

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** setbacks; **2)** alternative private street sections; and **3)** alternative residential driveway geometrics.

DESIGN REVIEWS for the following: **1)** a planned unit development (townhomes); and **2)** finished grade.

Generally located on the south side of Silverado Ranch Boulevard and the east side of Arville Street within Enterprise (description on file). JJ/jt/jo (For possible action)

RELATED INFORMATION:

APN:

177-30-501-001 through 177-30-501-007

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the setback for residential units from a street, drive aisle, sidewalk, or curb to 2 feet where 10 feet is the minimum per Section 30.24.080 (an 80% reduction).
2.
 - a. Reduce the private street width to 28 feet where 37 feet is the minimum per Uniform Standard Drawing 210.S1 and Section 30.52.030 (an 24% reduction).
 - b. Allow private streets with valley gutter on 1 side and curb and gutter on the opposite side where curb and gutter is required on both sides per Uniform Standard Drawing 210.S1.
3. Reduce the separation between driveways and property lines to 2 feet where 6 feet is the minimum per Uniform Standard Drawing 222 (a 67% reduction).

DESIGN REVIEWS:

1. Planned unit development (townhomes).
2. Increase finished grade to 50 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 178% increase).

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL HIGH (FROM 8 DU/AC TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 7.6
- Number of Lots: 87
- Density (du/ac): 11.5
- Minimum/Maximum Lot Size (square feet): 1,553/3,474
- Project Type: Townhomes
- Number of Stories: 2 & 3
- Building Height (feet): Up to 33
- Square Feet: 1,640 to 2,235
- Open Space Required/Provided: 21,881/28,946
- Parking Required/Provided: 226/227

Site Plan

The site plan depicts a planned unit development (PUD) subdivision with attached single family residences (townhomes). Access to the subdivision is from Landberg Avenue to the south, and the internal street network includes private streets with a sidewalk on 1 side. Parking spaces are provided in the southwest portion of the site, near the center of the site, and in the northeast portion of the site, which provides access to a 19,254 square foot common lot with open space. All the lots receive access from within the subdivision, except for 11 lots that receive access from Landberg Avenue along the south side of the site.

Setbacks are established with the planned unit development; however, Title 30 requires a minimum 10 foot setback from any street, drive aisle, sidewalk, or curb. A waiver of development standards is included with this application to reduce the setback to 2 feet. Minimum setbacks for the townhomes are described below.

- Front (first floor and garage) 5 feet
- Front (above first floor) 2 feet
- Side (building to building) 10 feet
- Corner side 10 feet
- Rear 7 feet

Waivers of development standards are also included to reduce the private street widths, allow private streets with valley gutter on 1 side, and to reduce the separation between residential driveways and property lines.

Landscaping

Detached sidewalks with 15 feet of landscaping are provided along both Silverado Ranch Boulevard and Arville Street, and an attached sidewalk is provided along Landberg Avenue along the south side of the site. Additional landscaping is provided on the sides of certain lots, within the parking areas, and within the common lot with open space in the northeast portion of

the site. Amenities within the common lot include a pool, shade structures, barbeque grills, and restroom facilities.

Elevations

The 2 story models extend up to almost 29 feet in height, and the 3 story models extend to approximately 33 feet in height. Exterior materials include painted stucco, horizontal siding accents, and pitched roofs with flat concrete tile.

Floor Plans

Townhomes are located within both 3 plex and 4 plex buildings. Individual units range in size from 1,640 square feet to 2,235 square feet.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant developed the adjacent R-2 zoned single family subdivision to the east and the R-3 zoned townhome development to the south, and this project is a continuation of the adjacent developments. The proposed R-3 zoning is conforming with the master plan designation for the site, and the use (townhomes) is appropriate. While an existing R-E zoned single family residential will remain to the east, the applicant vacated Schrills Street (VS-19-0437) at the request of the homeowner, which provides a 30 foot wide buffer. Additionally, the applicant purposely placed the common lot with abundant open space at the northeast portion of the site to provide a buffer to the adjacent single family residence.

According to the applicant, the waivers of development standards are similar to requests that were previously approved for the townhome development to the south, and they are also appropriate for this development. For example, the reduced street widths are only for certain streets and stub streets, and the smaller width allows flexibility in design to accommodate 90 degree parking stalls. Similarly, the valley gutter in lieu of curb and gutter will only be located where 90 degree parking stalls are adjacent to the streets. Also, the reduction in driveway setback from the property lines and reduction from the residential units to the street are typical requests for townhome developments to allow greater flexibility in design.

Prior Land Use Requests

Application Number	Request	Action	Date
LUP-20-700111	Requested to redesignate the existing land use category from RH (Residential High) to RUC (Residential Urban Center)	Cancelled by BCC	July 2020

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	R-E & C-2	Undeveloped & tavern
South	Residential Suburban (up to 8 du/ac)	R-3	Townhome subdivision
East	Residential High (from 8 du/ac to 18 du/ac)	R-E & R-2	Single family residence & single family residential
West	Public Facilities	P-F	Undeveloped

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

Related Applications

Application Number	Request
TM-21-500143	A tentative map for a planned unit development (townhomes) is a companion item on this agenda.
VS-21-0497	A vacation and abandonment of government patent easements and portions of rights-of-way 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 conforming zone boundary amendment is within the range of residential densities anticipated for this site by the Enterprise Land Use Element within the Clark County Comprehensive Master Plan. In addition, the R-3 zoning matches an R-3 zoned townhome development directly to the south, and it is compatible with an R-2 zoned single family subdivision to the east. As a result, staff can support the request.

Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

A use permit for a planned unit development (townhomes) was approved (NZA-19-0436) and is under construction directly to the south of this site. Townhouses on the subject site are a continuation of the townhome development to the south. In addition, the townhomes are compatible with the R-2 zoned single family subdivision and the existing R-E zoned single family residence to the east. Therefore, staff can support the use permit.

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

A reduction to the front setback will allow for a second and third story overhang up to 2 feet from the street. Within the subdivision, the first floor and garage will be set back either 5 feet or 10 feet 6 inches to allow for site visibility requirements. Along Landberg Avenue, which is a public street, the townhomes will be setback approximately 15 feet. As a result, the reduced setback will only impact the visibility within the subdivision. Staff does not anticipate any negative impacts from the reduction in the front setback for certain lots to accommodate a second and third story overhang.

Design Review #1

The layout of the subdivision includes appropriate circulation, parking spaces distributed throughout the site, and a large common lot to create a buffer to the R-E zoned single family residence to the east. Also, the townhomes are aesthetically pleasing and will create a cohesive community with the townhome development to the south. Furthermore, the development is consistent with Land Use Goal 7 to provide housing alternatives to meet a range of lifestyle choices, ages, and affordability levels. The townhomes will provide an alternative to detached single family residences and multiple family residential developments. Therefore, staff can support the request.

However, staff recommends that pedestrian connections be added to the stub streets connecting the western stub street to Arville Street and the northern stub street to Silverado Ranch Boulevard. This will comply with Urban Specific Policy 17 that encourages comprehensive pedestrian circulation systems.

Public Works - Development Review

Waiver of Development Standards #2a

Staff has no objection to the request to reduce the width of the private streets provided that Fire Prevention approves the request.

Waiver of Development Standards #2b

Staff has no objection to allowing private streets with a valley gutter on one side to accommodate perpendicular parking spaces.

Waiver of Development Standards #3

Staff has no objection to the reduction in the distance from the driveway to the property line. The applicant provided open space to act as a buffer between each of the unit blocks to minimize hazards for drivers traveling through the site and exiting their garages.

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;
- Provide a pedestrian connection from the western stub street to Arville Street and from the northern stub street to Silverado Ranch Boulevard;
- 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;
- 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 the use permit, 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;

- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 45 feet to the back of curb for Silverado Ranch Boulevard, 24 feet for Landberg Avenue, and a 54 foot property line radius at the northwest corner of the site;
- Coordinate with Public Works - Design Division for the Silverado Ranch Boulevard improvement project;
- Dedicate any right-of-way and easements necessary for the Silverado Ranch Boulevard improvement project;
- Coordinate with Public Works - Design Division for the Silverado Ranch Detention Basin improvement project;
- Dedicate any right-of-way and easements necessary for the Silverado Ranch Detention Basin improvement project;
- 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 and for any of the above-mentioned improvement projects;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger and for any of the above-mentioned improvement projects.
- 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; and 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.

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 #0120-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval (convert residential lots 15, 16, and 17 to open space; and lots adjacent to Landberg Avenue to have 20 foot long driveways).

APPROVALS:

PROTESTS:

APPLICANT: TRI POINTE HOMES NEVADA

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