

11/03/21 BCC AGENDA SHEET

SINGLE FAMILY DEVELOPMENT
(TITLE 29)

UPDATE
STONEWATER LN/GOETT GOLF DR

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
NZC-21-0416-OLYMPIA COMPANIES, LLC:

ZONE CHANGE to reclassify 5.4 acres from a C-2 (General Commercial) P-C (Planned Community Overlay District) Zone to an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone.

DESIGN REVIEW for a single family residential development in the Southern Highlands Master Planned Community.

Generally located on the south side of Stonewater Lane, 275 feet east of Goett Golf Drive within Enterprise (description on file). JJ/rk/jo (For possible action)

RELATED INFORMATION:

APN:
191-06-518-005; 191-06-518-007

LAND USE PLAN:
ENTERPRISE - MAJOR DEVELOPMENT PROJECT (SOUTHERN HIGHLANDS) –
COMMERCIAL GENERAL

BACKGROUND:
Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.4
- Number of Lots: 36
- Density (du/ac): 6.7
- Minimum/Maximum Lot Size (square feet): 4,173/8,414
- Project Type: Single family residential
- Number of Stories: 2 (3rd story option)
- Building Height (feet): Up to 35
- Square Feet: 3,370/3,641

Site Plans

The subject parcels are currently zoned C-2 and designated as Commercial General in the Southern Highlands Specific Plan, which makes this zone boundary request nonconforming with that land use designation.

The plans depict a gated single family residential development totaling 36 single family lots and 4 common area lots on 5.4 acres. The density of the overall development is shown at 6.7 dwelling units per acre. The lots range in size from a minimum of 4,173 square feet to a maximum of 8,414 square feet. The development will have a single point of access to the north from a private drive off Stonewater Lane. The lots within the subdivision will be served by 43 foot wide internal private streets, which include an attached sidewalk on 1 side of the street.

Landscaping

External to the proposed project wall is a landscape element along Stonewater Lane, which is part of the Southern Highlands Master Homeowners Association. This common element lot is approximately 20 feet wide and includes landscaping with a detached sidewalk. Internal to the site, there are 2 larger common element lots on both sides of the main entry road totaling 11,749 square feet.

Elevations

The development will provide contemporary style split level homes at a maximum height of 35 feet. The elevations are very modern looking with stucco finished walls, decorative stone accents, metal staircases, window enhancements on all elevations, and flat rooflines. Also shown on plans are roof top decks and 3rd story room additions. The houses will range in height from 27 feet to 35 feet.

Floor Plans

The homes will range in size from 3,370 square feet to 3,641 square feet with 2 car garages and bonus room options. The third story bonus room options range in size from 519 square feet to 660 square feet.

Signage

Signage is not a part of this request.

Applicant’s Justification

According to the applicant as an in-fill project, it has been determined there is no longer a demand for future commercial developments within this part of the Southern Highlands Community. Following extensive neighborhood involvement in the previously proposed R-3 non-conforming zone boundary amendment request, the developer withdrew that request in its entirety to satisfy the neighbors. As a result, the developer is now proposing a less intense single family community, consisting of 36 single family residences versus 79 townhome style homes within the R-2 zoning designation.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-20-0603	Zone change to R-3 zoning for an attached single family residential subdivision	Withdrawn by PC	June 2021
VS-20-0604	Vacation and abandonment of a public drainage easement	Withdrawn by PC	June 2021

Prior Land Use Requests

Application Number	Request	Action	Date
TM-20-500203	79 single family residential lots on 5.4 acres	Withdrawn by PC	June 2021
TM-0034-05	1 lot commercial subdivision on 6.1 acres	Approved by PC	February 2005
ZC-0973-03	Reclassified this site and the areas east of this site to C-2 zoning for an office building	Approved by BCC	September 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Major Development Project (Southern Highlands) - Residential Medium (2 to 14 du/ac)	R-2	Single family residential
South & West	Major Development Project (Southern Highlands) - Public Facilities	P-F	Open space park & drainage basin
East	Residential Suburban (up to 8 du/ac)	R-2	Single family residential

Related Applications

Application Number	Request
VS-21-0417	A vacation and abandonment of a public drainage easement is a companion item on this agenda.
TM-21-500126	A tentative map consisting of 36 single family residential lots on 5.4 acres 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 29.

Analysis

Current Planning

Zone Change

Although this request does not conform to the Southern Highlands Specific Plan land use designation, it can be compatible with the existing land uses in the area. The proposed project will have a density of 6.7 dwelling units per acre. The single family residential development is compatible and consistent with the planned and existing uses in the immediate area. Lastly, the nonconforming zone boundary amendment will not create any negative effects on public facilities and services, and the zoning complies with applicable provisions of the negotiated Development Agreement; therefore, staff can support the zone change request.

Design Review

The proposed modified development standards will allow the creation of a development that will provide an opportunity for the use of creative design concepts to address community needs and

will not jeopardize the welfare of the general area. Furthermore, staff finds a variety of design elements are utilized on all sides of the residential buildings, including articulating building facades. The design of the proposed elevations incorporates varying rooflines, exterior building materials, such as stucco and stone veneer, decorative window trimming, and decorative metal stair casings. However, even though most of the elements of the design review of this project are compatible with the adjacent land use, staff also recommends that the third story bonus room option be eliminated since there is no precedent of 3 story homes in the area. With this condition of approval, staff can support the overall request.

Staff Recommendation

Approval. This item has been forwarded to the Board of County Commissioners for final action.

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 29, and/or the Nevada Revised Statutes.

STAFF CONDITIONS:

Current Planning

- No 3 story homes within the development;
- No roof top decks along the eastern property line.

PLANNING COMMISSION ACTION: October 5, 2021 – APPROVED – Vote: Unanimous
Absent: Frasier

Current Planning

- Resolution of Intent to complete in 4 years.
- Applicant is advised that the Southern Highlands Development Agreement is set to expire on March 2, 2024; 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 new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that 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.

Public Works - Development Review

- Drainage study and compliance;
- If the project is gated, queuing analysis and gate/callbox location must be approved by Public Works - Development Review Division.

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 #0290-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval (remove Current Planning conditions #2 and #3; Lot 23 and Lot 24 to be 2 story homes only).

APPROVALS: 13 cards

PROTESTS: 6 cards

APPLICANT: OLYMPIA COMPANIES, LLC

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVE., STE 100, LAS VEGAS, NV 89118