

11/17/21 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLES 29 & 30)

FORT APACHE RD/WIGWAM AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-21-0570-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

USE PERMIT for modified residential development standards in conjunction with a single family subdivision.

WAIVER OF DEVELOPMENT STANDARDS to reduce street intersection off-set.

DESIGN REVIEWS for the following: **1)** single family residential development; and **2)** finished grade on 5.2 acres in an R-3 (Multiple Family Residential) P-C (Planned Community Overlay) Zone in the Rhodes Ranch Master Planned Community.

Generally located on the south side of Wigwam Avenue, 1,000 feet west of Fort Apache Road within Spring Valley. JJ/bb/jo (For possible action)

RELATED INFORMATION:

APN:

176-18-701-004

USE PERMIT:

Increase combined screen wall and retaining wall height to 10 feet where 9 feet is allowed (an 11% increase).

WAIVER OF DEVELOPMENT STANDARDS:

Reduce street intersection off-sets to a minimum of 122 feet where a minimum of 125 feet is required per Section 30.52.052 (a 2% reduction).

DESIGN REVIEWS:

1. A single family residential development.
2. Increase finished grade to 39 inches where a maximum of 18 inches is the standard (a 116% increase).

LAND USE PLAN:

SPRING VALLEY - MAJOR DEVELOPMENT PROJECT (RHODES RANCH) – SINGLE FAMILY RESIDENTIAL

SPRING VALLEY - MAJOR DEVELOPMENT PROJECT (RHODES RANCH) – MULTIPLE FAMILY RESIDENTIAL

BACKGROUND:

Project Description

General Summary

- Site Acreage: 5.2
- Number of Lots/Units: 40
- Density (du/ac): 7.5
- Minimum/Maximum Lot Size (square feet): 3,430/4,925
- Project Type: Single family residential
- Number of Stories: 2
- Building Height (feet): 26
- Square Feet: 2,052 to 2,300

Site Plans

The plans depict a single family residential development consisting of 40 lots on 5.2 acres with a density of 7.5 dwelling units per acre. The minimum and maximum lot sizes are 3,403 square feet and 4,925 square feet, respectively. The ingress and egress to the proposed development is by way of a 48 foot wide public right-of-way on the south side of Wigwam Avenue, 1,200 feet west of Fort Apache Road. The internal street network consists of 48 foot wide public streets with 5 foot wide sidewalks and parking on both sides, including 2 streets terminating in a cul-de-sac on the west side and stub streets on the east side of the north-south entry street. The west side of the property will have a 6 foot high block wall along the perimeter with the grade falling to the east with retaining walls (1.5 feet to 4 feet) separating lots. The interior 4 foot retaining wall combined with a 6 foot screen wall, requires a use permit to modify Rhodes Ranch standards. The east property line will have a 6 foot screen wall on top of a 3.5 foot retaining wall. The north side of the property adjacent to Wigwam Avenue will have a 6 foot wall adjacent to the perimeter landscaping with grades increasing to the south, including three, 1.2 foot retaining walls between properties on the southern half of the development. An existing 6 foot high screen wall is located on the south property line.

Landscaping

The plans depict a 15 foot wide landscape area and 5 foot wide attached sidewalk adjacent to Wigwam Avenue. The 10 feet of landscape area on both sides of the entry road extends into the development adjacent to Lot 1 and Lot 40.

Elevations

The plans depict 3 two story models, each with 3 elevations, including first level stone veneer options and/or stucco siding. Window treatments and wall treatments are provided on each elevation. Wall returns and treatments, tile roofs, along with covered entryways and decorative garage doors are included in the elevation options. The elevations show staggered first floor windows will not permit direct viewing from house to house, with the exception of the 2,300 square foot home side entry window. The lot depths range from 98 feet to 115 feet for homes that are either 56 feet (91 feet required after setbacks) or 60 feet (95 feet required after setbacks) in depth. The builder should be able to off-set the windows and avoid direct views on both the first and second floors.

Floor Plans

The 2,052 square foot floor plan depicts a 3 bedroom, 2.5 bathroom home, with a 2 car garage. The 2,150 and 2,300 square foot floor plans depict 4 bedroom, 2.5 bathroom homes, with a 2 car garage. The 2,300 square foot home has a side entrance and no entry door facing the street.

Signage

Signage is not a part of this request.

Applicant’s Justification

The applicant is proposing to build 40 single family homes on 5.2 acres for a density of 7.5 dwelling units per acre. The homes will include 3 distinct elevations per plan, including, tile roofs, desert colors, stone veneer options, and be 2 story homes that are up to 26 feet in height. The development has a single entrance from Wigwam Avenue and is surrounded on 3 sides by single family development. Each house will include a 2 car garage and 2 car driveway that is at least 20 feet deep. The plans depict an increased finished grade up to 52 inches for drainage purposes and not enhanced views. A waiver for minimal 1 foot increase in the maximum 3 foot retaining wall height, combined with a 6 foot screen wall, will result in a 10 foot high wall where a maximum 9 feet is allowed per Code. The entry street requires an off-set road intersection of less than 3 feet to accommodate lot design.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-1025-08	Easements	Approved by BCC	December 2008
ZC-0630-08	Reclassified 84 acres to R-2 and R-3 zoning	Approved by BCC	August 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Major Development Project (Rhodes Ranch) - Single Family Residential	R-2	Single family residential
South & West	Major Development Project (Rhodes Ranch) - Single Family Residential & Multiple Family Residential	R-3, R-2, & P-C	Single family residential
East	Major Development Project - Single Family Residential	R-E	Undeveloped

Related Applications

Application Number	Request
TM-21-500159	A tentative map for 40 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 Titles 29 & 30.

Analysis

Current Planning

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.

The proposed increased retaining wall height and 6 foot screen wall will be lower than the grade of the surrounding properties, and will not be detrimental to the surrounding neighborhoods when considering an approved drainage plan is required and the screen wall will not create a visual barrier beyond the normal 6 foot wall that is allowed per Code. Staff can support the increased combined wall height.

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.

Design Review #1

The proposed design and layout of the residential subdivision is consistent and compatible with the past approval for this site. The design and layout of the proposed subdivision is also consistent with the existing single family residential developments that abut this site. Therefore, staff can support this design review.

Public Works - Development Review

Waiver of Development Standards

Staff has no objection to the request to reduce the street intersection off-set between Wigwam Avenue and Street "B". The reduction is minimal and the proposed 40 lot subdivision should see a low volume of traffic.

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, Titles 29 & 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning and landscape 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;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Wigwam Avenue.
- 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.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Spring Valley - approval (stagger driveways on lots to maximize available street parking).

APPROVALS:

PROTESTS:

APPLICANT: AMH DEVELOPMENT, LLC

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