PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-0665-17 – TONY CHEN – CHANG WU:

ZONE CHANGE to reclassify 1.0 acre from R-1 (Single Family Residential) Zone to R-2 (Medium Density Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce setback; and 2) allow modified street standards.

DESIGN REVIEW for a proposed single family residential development.

Generally located on the southwest corner of Viking Road and Duneville Street within Spring Valley (description on file).  SB/md/ml (For possible action)

RELATED INFORMATION:

APN:
163-13-402-001

WAIVERS OF DEVELOPMENT STANDARDS:
1. Reduce the side (interior) setback to 4 feet where 5 feet is required per Table 30.40-2 (a 20% reduction).
2. Allow modified street standards (curb and gutter) per Uniform Standard Drawings 217.3.S1 and 206.S1 where not permitted.

LAND USE PLAN:
SPRING VALLEY – RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 1.0
- Number of Lots/Units: 7 single family residential lots/1 common element lot
- Density (du/ac): 5.9
- Minimum/Maximum Lot Size (square feet): 5,224/5,229 (gross and net are the same)
- Project Type: Single family residential development
- Number of Stories: 1
- Building Height: 17.5 feet
- Square Feet: 1,874
Site Plans & Request
This is a conforming zone change request from an R-1 zoning district to an R-2 zoning district. The plans depict a proposed 7 lot single family residential subdivision with 1 common element lot at a density of 5.9 dwelling units per gross acre. The minimum and maximum lot sizes are 5,224 square feet and 5,229 square feet, respectively. A 6 foot high decorative block wall is proposed along the side (north and south) and rear (west) property lines. A proposed, attached 5 foot wide sidewalk is located along Duneville Street and Viking Road. All the proposed residential lots front Duneville Street. The proposed development is surrounded by residential subdivisions zoned R-1.

Landscaping
A 10 foot wide landscape area is located along Viking Road. Combinations of 24 inch box small and large trees are planted between 15 feet and 20 feet on center along Viking Road. All residential lots front Duneville Street; therefore, front yard landscaping will be installed by either the developer or property owner.

Elevations
The plans depict a single story model with a maximum height up to 17.5 feet. The roof plans consist of concrete tile with a minimum 3:12 roof pitch. The front and side elevations consist of stucco finished walls with decorative stack stone (front elevation) and window articulation. The rear elevation consists of a stucco finished wall with window articulation.

Floor Plans
The plan for the single story residence consists of 1,434 square feet and includes a kitchen, 2 bathrooms, 3 bedrooms, a nook, and a great room. A 440 square foot attached garage is also depicted on the plans. Patio cover options are illustrated along the rear of the residence. An optional courtyard and porch are also illustrated on the plans.

Applicant’s Justification
The applicant states that the project is a very small infill development and that the surrounding residential area was constructed in the 1990s. Due to the size of the project site, it is challenging to meet certain development requirements. The “R” type curb makes for a better driving experience while maintaining the required ADA design.

Surrounding Land Use

<table>
<thead>
<tr>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North, South, East &amp; West</td>
<td>Residential Suburban (up to 8 du/ac)</td>
<td>R-1</td>
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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 intent of the R-2 zoning district is to provide for the development of compact single-family and two-family residential uses and to prohibit the development of incompatible uses that are
detrimental to the residential environment. The proposed site is surrounded by R-1 zoned residential subdivisions located immediately to north, south, east, and west. The densities of the existing residential subdivisions range between 3.4 to 4.2 dwelling units per acre. Urban Specific Policy 4 of the Comprehensive Master Plan encourages the preservation of existing residential neighborhoods by encouraging vacant lots within these areas to develop at similar densities as the existing area. The proposed development consists of 5.9 dwelling units per acre, which is a density and intensity that is substantially greater than the surrounding residential densities. Although this is a conforming zone change request, staff finds that the density proposed for the development is incompatible and inconsistent with the surrounding single family development; therefore, staff cannot support 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 and value 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 that the applicant has not provided compelling justification as to why the interior setback requirement should be reduced. The reduction to the setback requirement is a self-imposed hardship. A 10 foot wide landscape area is proposed along Viking Road, adjacent to Lot 1, which is not a Code requirement. The landscape area can be reduced to allow an increase in the lot area. Staff finds the width of the lots can be readjusted or the proposed residences can be redesigned to meet the setback requirements. There are no unusual topographical or site characteristics associated with the project site; therefore, staff finds that the reduction to the interior side setback requirement is a self-imposed hardship and cannot support the request.

Design Review
Staff has significant concerns with the overall site design of the proposed residential development. The minimum lot size proposed with the residential development is 5,224 square feet. The R-2 zoning district permits a minimum lot size of 3,300 square feet; however, the smallest residential lot immediately to the west of the proposed development is 9,583 square feet. The smallest residential lot immediately to the south of the project site is 8,276 square feet. The 2 single family residential lots immediately north of the project site, across Viking Road, have a lot size of 7,840 square feet. The smallest lot immediately to the east of the project site, across Duneville Street, has a lot area of 6,534 square feet. Therefore, staff finds that the proposed lot sizes are inconsistent and incompatible with the surrounding R-1 zoned residential development to the north, south, east, and west of the project site. Single Family Residential Policy 42 states single family projects developed within areas designated for commercial or higher density residential areas should provide any required or desired buffers from adjoining higher density/intensity projects. The subdivision immediately to the west of the project site consists of 3.5 acres with 12 residential lots at 3.4 dwelling units per acre. The subdivision to the east of the project site, across Duneville Street, consists of 2.4 acres with 10 residential lots at 4.2 dwelling units per acre. The residential subdivision to the south consists of 4.7 acres with 18 lots at 3.8 dwelling units per acre. Staff finds that the proposed subdivision has not provided an appropriate
transition or buffer between the 3 existing R-1 residential developments due to the significantly higher density of the project.

Urban Specific Policy 5 states that finished floor heights should be approximately the same as adjacent uses. Cross sections depicting the proposed finished grade of the project site were not submitted to staff for review. Staff is concerned the lack of information indicating the finished grade of the site will negatively impact the residential development to the south, west, and east. Two story residences are proposed within the residential development; however, there are 2 existing single story homes along the western and southern property lines of the project site. Therefore, staff recommends a condition that if the application is approved, all residences be single story.

The overall design of the proposed residential development is not compatible with the surrounding residential development which does not comply with Polices 5 and 42 of the Comprehensive Master Plan. Therefore, staff cannot support this request.

Public Works – Development Review
Waiver of Development Standards #2
Clark County has worked with industry partners to revise the original R-curb standards as proposed. Staff anticipates that the waiver requested here will be considered for a new standard in the future; therefore, staff can support the waiver of development standards.

Staff Recommendation
Approval of waiver of development standards #2; and denial of the zone change, waiver of development standards #1, and the design review.

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
If approved:
• Resolution of intent to complete in 3 years;
• Single story residences only.
• Applicant is advised that 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;
• Full off-site improvements.

Building/Fire Prevention
• No comment.
Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request must be completed prior to submittal of civil improvement plans; and that instructions may be found on the CCWRD website.

TAB/CAC:
APPROVALS:
PROTESTS:

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