WS-0608-17 – KB HOME LV CAMERON FORD, LLC:

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for proposed single family residences within an approved single family residential development. DESIGN REVIEW for proposed model homes within an approved single family residential development on 6.1 acres in an R-2 (Medium Density Residential) Zone.

Generally located between Ford Avenue and Cougar Avenue, 200 feet east of Cameron Street within Enterprise. SB/md/ml (For possible action)

RELATED INFORMATION:

APN:
177-18-303-017, 018, 035, & 036

WAIVER OF DEVELOPMENT STANDARDS:
Reduce the front setback for second floor room overhangs to 16 feet where a minimum 20 feet is required per Table 30.40-2 (a 20% reduction).

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

BACKGROUND:
Project Description
General Summary
• Site Address: 4550 through 4560 W. Ford Avenue
• Site Acreage: 6.1
• Number of Lots: 47
• Density (du/ac): 7.8
• Minimum/Maximum Lot Size (square feet): 4,000/6,448 (gross and net)
• Project Type: Single family residential development
• Number of Stories: 1 and 2
• Building Height: 15 feet (1 story)/25 feet (2 story)
• Square Feet: 1,840 (1 story model)/2,387 up to 2,773 (2 story model)

Site Plan & Request
The applicant recently acquired the project site and is requesting a design review for several different model homes, in addition to a setback waiver. The design review for the model homes will replace the previously approved model homes. The plan depicts a previously approved site
layout, by action of DR-0853-16, consisting of 47 single family residential lots on 6.1 acres at a
density of 7.8 dwelling units per acre. The approved lot sizes range from 4,000 square feet to
6,448 square feet. The plans depict that the eastern 14 lots range in size from 4,044 to 4,265
square feet adjacent to an adopted Rural Neighborhood Preservation area with R-E (RNP-I)
zoning.

All lots, with the exception of 5 lots that front Cougar Avenue, have access from an internal
street network consisting of 41 foot wide private streets with a 4 foot wide sidewalk on 1 side of
the street. The internal street network connects to Cougar Avenue which is a public street. The
plans depict no access to Ford Avenue which is compliant with a specific condition approved
with ZC-0451-04. All the adjacent public streets will be developed with full off-site
improvements.

Landscaping
The plans depict a 6 foot wide landscape area with attached sidewalk consisting of trees, shrubs,
and groundcover, located along Ford Avenue and a small portion of the southeast portion of the
site has a 14 foot wide landscape area along Ford Avenue. A 5 foot wide landscape area is
proposed along the west side of the internal private street that is perpendicular to Cougar
Avenue. There is also a small portion on the northeast portion of the site that depicts a 14 foot
wide landscape area with an attached sidewalk along Cougar Avenue.

Elevations
The plans depict a 1 story model with 3 different elevations and a 2 story model with 4 different
elevations. The 1 story model and 2 story models have maximum heights of 15 feet and 25 feet,
respectively. The proposed models consist of a stucco exterior including a concrete tile roof with
a minimum 3:12 pitch. The plans depict different options on the elevations such as pop-outs,
window trims, and stone veneer. The proposed 2 story residences have a second floor overhang
which extends approximately 4 feet into the front yard setback for more than 50% of the width of
the residence; therefore, the residence does not qualify for the front setback reduction allowed by
Code. Additionally, the proposed second floor is more than 12 feet of the linear distance of the
front building elevation so it does not qualify as an architectural enclosure. The garage door will
maintain a 20 foot setback meeting the driveway depth requirement.

Floor Plans
The plan depicts 1 and 2 story model homes ranging in size from 1,840 square feet to 2,773
square feet depending on the options selected by the home buyer. The model homes have
options for multiple bedrooms, great room, office, den, and loft.

Applicant’s Justification
The applicant indicates that the proposed house plan includes a cantilever over the garage. A
minimum 20 foot setback will be provided for the garage door. The applicant indicates that the
proposed design provides a more visually appealing front elevation and additional offsets on the
house without a negative impact on the neighborhood.
Prior Land Use Requests

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
<th>Action</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>VS-0455-17</td>
<td>Vacate patent easements</td>
<td>Approved by PC</td>
<td>July 2017</td>
</tr>
<tr>
<td>WS-0454-17</td>
<td>Increase height of retaining wall</td>
<td>Approved by PC</td>
<td>July 2017</td>
</tr>
<tr>
<td>TM-0169-16</td>
<td>47 lot single family residential subdivision</td>
<td>Approved by BCC</td>
<td>February 2017</td>
</tr>
<tr>
<td>DR-0853-16</td>
<td>Single family residential development and to increase finished grade; waiver of a conditions of a zone change (ZC-0451-04) requiring an 8 foot high wall on the west property line adjacent to APN 177-18-303-011 &amp; 017</td>
<td>Approved by BCC</td>
<td>February 2017</td>
</tr>
<tr>
<td>ZC-0699-16</td>
<td>Reclassified a 1.0 acre portion of the overall 6.0 acre site to R-2 zoning with no specific plans</td>
<td>Approved by BCC</td>
<td>November 2016</td>
</tr>
<tr>
<td>ZC-0451-04</td>
<td>Reclassified the 5.0 acre portion of the overall 6.0 acre site to R-2 zoning with no specific plans</td>
<td>Approved by BCC</td>
<td>May 2004</td>
</tr>
</tbody>
</table>

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</td>
<td>C-2</td>
<td>Commercial building &amp; developing retail buildings</td>
</tr>
<tr>
<td>South</td>
<td>R-E</td>
<td>Single family development &amp; accessory structures</td>
</tr>
<tr>
<td>East</td>
<td>R-E(RNP-I)</td>
<td>Undeveloped</td>
</tr>
<tr>
<td>West</td>
<td>R-2 &amp; C-2</td>
<td>Commercial building &amp; single family development</td>
</tr>
</tbody>
</table>

The subject parcel and surrounding area are located within the Public Facilities Needs Assessment (PFNA) area.

STANDARDS FOR APPROVAL:
The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis
Current Planning
Waiver of Development Standards & Design Review
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.
Staff finds that by providing multiple elevation options within the residential development, the project meets Urban Land Use Policy 43 of the Comprehensive Master Plan which encourages varied neighborhood design by providing varied setbacks from residences to front property lines. The encroachment is only for the second level of the model homes and the ground floor front setback to the face of the garage will be the minimum 20 feet required by Code. Similar requests have recently been approved within Clark County for R-2 zoned residential developments. Therefore, staff can support this request.

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
• Applicant is advised that 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 2 years of approval date or it will expire.

Public Works – Development Review
• No comment.

Building/Fire Prevention
• No comment.

Clark County Water Reclamation District (CCWRD)
• Applicant is advised that a Point of Connection (POC) request has been completed for this project; and to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0433-2017 to obtain your POC exhibit.

TAB/CAC: Enterprise – approval (setback reduction not to exceed 40% of the houses).
APPROVALS:
PROTESTS:

APPLICANT: KB Home LV Cameron Ford, LLC
CONTACT: VTN Nevada, Jolene Granberg-Thompson, 2727 S. Rainbow Boulevard, Las Vegas, NV 89146