UPDATE

SINGLE FAMILY RESIDENTIAL       SILVERADO RANCH BLVD/VALLEY VIEW BLVD
(TITLE 30)

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
ZC-0586-17 – TESORI, LLC & ROOHANI KHUSROW FAMILY TRUST:

HOLDOVER ZONE CHANGE to reclassify a 16.3 acre portion of an 18.8 acre site from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced street intersection off-set; and 2) modified street standards.

DESIGN REVIEWS for the following: 1) a single family residential development; and 2) increased finished grade on a 16.3 acre portion of an 18.8 acre site.

Generally located on the south side of Silverado Ranch Boulevard and the west side of Valley View Boulevard (alignment) within Enterprise (description on file).  SB/ge/ja  (For possible action)

RELATED INFORMATION:

APN: 177-30-503-006 & 177-30-507-003 ptn

WAIVERS OF DEVELOPMENT STANDARDS:
1. Reduce street intersection off-set to 59 feet where a minimum of 125 feet is required per Section 30.52.052 (a 52.8% reduction).
2. a. Allow a 30 inch roll curb and gutter along a public street where an “L” type curb is required per Uniform Standard Drawings.
   b. Reduce right-of-way dedication width for local public streets (Landberg Avenue & Le Baron Avenue) to 47 feet where a minimum of 60 feet is required per Section 30.52.030 (a 21.7% reduction).

DESIGN REVIEWS:
1. A single family residential development.
2. Increase finished grade up to 3 feet above the grade of an adjacent residential use where a maximum of 18 inches is permitted per Section 30.32.040 (a 100% increase).

LAND USE PLAN:
ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC) & COMMERCIAL NEIGHBORHOOD

BACKGROUND:
Project Description
General Summary
• Site Address: N/A
• Site Acreage: 16.3 (portion)
• Number of Lots: 103
• Density: 6.3 (du/ac)
• Minimum/Maximum Lot Size (square feet): 4,200/9,709 (gross and net)
• Project Type: Single family residential
• Number of Stories: 2
• Building Height: Up to 28 feet, 7 inches
• Square Feet: 1,670 to 3,628

Site Plans
This is a conforming zone change request from R-E to R-2 zoning for a 16.3 acre portion of an 18.8 acre site that is planned for Residential Suburban uses. The remaining 2.5 acre portion is located on the northeast portion of the site, planned for Commercial Neighborhood uses, and is zoned R-E. However, a non-conforming zone change application (NZC-0308-17) has been submitted to rezone the 2.5 acre portion to R-2 zoning.

The plans depict a single family residential development consisting of 103 residential lots and 9 common element lots at a density of 6.3 dwelling units per acre. Both gross and net lot sizes range from a minimum of 4,200 square feet to a maximum of 9,709 square feet. The lots will be served by 47, 49, and 60 foot wide public streets with 5 foot wide sidewalks on both sides of the street. Access to the project is from Silverado Ranch Boulevard to the north and Valley View Boulevard to the east. The finished grade of the site may increase up to 3 feet along the property lines, and therefore, a design review was requested to increase the finished grade.

Landscaping
Street landscaping consists of a 15 foot wide landscape area with detached sidewalks along Silverado Ranch Boulevard and Valley View Boulevard; and a 6 foot wide landscape area with attached sidewalks along Schuster Street and Landberg Avenue. A 5 foot wide landscape area with attached sidewalks is also provided where the side property line of the lots is located along an interior street (Barcotta Street). The landscape palette consists of 24 inch box trees, with shrubs and groundcover to cover 50% of the landscape area.

Elevations & Floor Plans
The plans show 2 different sets of product line. One set for the 40 foot wide lots and the other set for the 50 foot wide lots.

40 Foot Wide Lots
The plans show 5, up to 27 feet 4 inch high, 1 and 2 story models with 3 types of elevation designs and 2 car garages. Square footages range from 1,670 to 2,713 square feet. Building materials consist of stucco finish, stucco pop-outs, wood shutters, and tile roofing.

50 Foot Wide Lots
The plans show 4, up to 28 feet 7 inch high, 2 story models with 3 types of elevation designs and 2 to 3 car garages. Square footages range from 3,194 to 3,628 square feet. Building materials consist of stucco finish, stucco pop-outs, stone veneer, wood shutters, tube steel railings, and tile roofing.
Applicant’s Justification
The applicant states that the R-2 zoning will allow for a successful single family residential development at this site that complies with the land use plan. The reduction in street intersection off-set will not adversely impact the area due to low traffic counts expected for this location. The increase in finished grade is needed due to existing topography and flood control requirements in the area. The reduction in width for Landberg Avenue and Le Baron Avenue will result in a width that is similar to the interior subdivisions streets and allow for a more harmonious street scene. Furthermore, power poles along Le Baron Avenue would impede on the right-of-way if dedicated at a 60 foot width.

Surrounding Land Use

<table>
<thead>
<tr>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
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<tbody>
<tr>
<td>North &amp; South</td>
<td>Residential Suburban (up to 8 du/ac)</td>
<td>R-E</td>
</tr>
<tr>
<td>East</td>
<td>Residential Suburban (up to 8 du/ac), Public Facilities, &amp; Commercial Neighborhood</td>
<td>R-E</td>
</tr>
<tr>
<td>West</td>
<td>Residential Suburban (up to 8 du/ac) &amp; Residential High (8 to 18 du/ac)</td>
<td>R-E</td>
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Related Applications

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<tr>
<th>Application Number</th>
<th>Request</th>
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<tr>
<td>TM-0119-17</td>
<td>A tentative map for a single family residential development is a companion item on this agenda.</td>
</tr>
<tr>
<td>VS-0588-17</td>
<td>A vacation and abandonment of government patent easements, right-of-way easements, and a portion of right-of-way being Landberg Avenue is a companion item on this agenda.</td>
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<tr>
<td>NZC-0308-17</td>
<td>A zone change to reclassify a 2.5 acre portion of the site from R-E to R-2 zoning for a single family residential development is a related item on this agenda.</td>
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<tr>
<td>TM-0087-17</td>
<td>A tentative map for 11 single family residential lots is a related item on this agenda.</td>
</tr>
<tr>
<td>VS-0309-17</td>
<td>A vacation and abandonment of government patent easements and right-of-way easements is a related item on this agenda.</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 requested R-2 zoning conforms to the Enterprise Land Use Plan which designates this site as Residential Suburban. Staff finds the proposed zoning is consistent and compatible with the existing and approved land uses in the area. Furthermore, properties in the area have been transitioning to R-2 zoning. The request complies with Housing Policy 2 of the Comprehensive
Master Plan to promote a mix of housing types that meet the diverse needs of the community. Therefore, staff can 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.

**Design Review #1**
The design of the subdivision layout is consistent and compatible with approved and planned land uses in this area and staff finds that the project conforms to Urban Specific Policy 10 of the Comprehensive Master Plan which encourages site designs to be compatible with adjacent land. The design of the elevations and floor plans meet Urban Specific Policy 43 by providing a variety of elevations with articulating building facades. Therefore, staff can support this request.

**Public Works – Development Review**

**Waiver of Development Standards #1**
Staff can support the request to reduce the street intersection off-set for the intersections of Liana Avenue and Landberg Avenue with Schuster Street due to the minimal traffic expected to use these rights-of-way. There are several other public access points to Silverado Ranch Boulevard and Valley View Boulevard.

**Waiver of Development Standards #2a**
Staff can support the request for roll curb along the public streets on the interior of this subdivision. Public Works has been working with the industry to ensure that subdivisions are designed to meet ADA standards. It is anticipated that the roll curb proposed with this request will be considered to be an adopted standard in the future.

**Waiver of Development Standards #2b**
Staff can support the requests to reduce the exterior public street widths for Landberg Avenue and Le Baron Avenue due to the circumstances specific to these segments of right-of-way.

Landberg Avenue is a short street segment that is required to provide access to 4 parcels on the north side of the street, outside of the proposed subdivision. The reduced street width should have a positive impact on the neighboring parcels as the narrower street should reduce potential cut-through traffic.

Le Baron Avenue is a unique alignment as the southern portion of the future right-of-way contains power transmission lines for Valley Electric Association, a Nye County utility. As a result of the power lines, accommodating the full 60 foot width for Le Baron Avenue would require moving those power lines, which were approved many years ago by the Bureau of Land Management. Therefore, 30 feet for Le Baron Avenue will be required to be dedicated with this project while the adjoining project to the south will dedicate 17 feet to accommodate a 47 foot wide right-of-way.
**Design Review #2**

This design review represents the maximum grade difference along 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;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.

**Public Works – Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Title 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 back of curb for Silverado Ranch Boulevard, 45 feet to back of curb for Valley View Boulevard, 30 feet to 60 feet for Schuster Street, 23.5 feet for Landberg Avenue, 30 feet for Le Baron Avenue, and associated spandrels;
- Vacate all unnecessary rights-of-way and easements.
- 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; and that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.
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 CCWRD has completed a POC request for this project, POC Tracking #0078-2017.

TAB/CAC:  Enterprise – approval of zone change and waivers of development standards #1 and #2; and denial of the design review (reduction to R-D zoning; change Public Works – Development Review #2 from 23.5 feet to 47 feet for Landberg Avenue; and all pole mounted lighting to be fully shielded LED lighting, including street lights).

APPROVALS: 2 cards
PROTESTS: 8 cards

COUNTY COMMISSION ACTION: September 6, 2017 – HELD – To 09/20/17 – per the applicant.

APPLICANT: Greystone Nevada, LLC
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