CLARK COUNTY BOARD OF COMMISSIONERS
ZONING / SUBDIVISIONS / LAND USE
AGENDA ITEM (ORD-1004-17)

<table>
<thead>
<tr>
<th>ISSUE:</th>
<th>Hammerhead Cul-de-sac Design in Residential Development</th>
</tr>
</thead>
<tbody>
<tr>
<td>PETITIONER:</td>
<td>Nancy Amundsen, Director, Comprehensive Planning Department</td>
</tr>
<tr>
<td>RECOMMENDATION:</td>
<td>That the Board of County Commissioners introduce an ordinance to require Design Review approval for hammerhead cul-de-sac design and make corrections and clarifications as appropriate; and direct staff accordingly. (For possible action)</td>
</tr>
</tbody>
</table>

FISCAL IMPACT: None.

SPONSOR:

BACKGROUND:

At its July 19, 2017 meeting, the Board discussed AG-0562-16 regarding whether to continue to allow a hammerhead cul-de-sac design for residential subdivisions. The Board directed staff to draft an ordinance requiring Design Review approval for any residential subdivisions using the hammerhead cul-de-sac design.

Staff recommends the Board set a public hearing for October 4, 2017.

Respectfully Submitted,

NANCY AMUNDSEN
Director, Comprehensive Planning

NA\ab
9/20/17
SUMMARY - An Ordinance to amend the Unified Development Code to require design review approval for hammerhead cul-de-sac design, and make corrections and clarifications as appropriate. (T30-1004-17)

ORDINANCE NO. ________________
(of Clark County, Nevada)

AN ORDINANCE TO AMEND TITLE 30, CHAPTERS 30.16, 30.32, AND 30.56 SECTION 30.56.080, TABLES 30.16-9, AND 30.32-1 TO REQUIRE DESIGN REVIEW APPROVAL FOR HAMMERHEAD CUL-DE-SAC DESIGN, MODIFY TIME RESTRICTIONS ON WORK IN STREETS AND MAKE CORRECTIONS AND CLARIFICATIONS AS APPROPRIATE; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO.

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF CLARK, STATE OF NEVADA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Title 30, Chapter 30.16, Table 30.16-9, of the Clark County Code is hereby amended to read as follows:
| b. Standards for Acceptance | A design review or administrative design review shall be required in addition to any other required Land Use Application for all construction as specified in this Title within any of the various districts for development visible from any street, except as noted below or when the Board, Commission, or Zoning Administrator determines that a design review is not necessary. Applications shall only be accepted when the applicant demonstrates that the proposed project is in conformance with the provisions of this Title. (See Table 30.16-10 for circumstances under which an administrative design review may be accepted in lieu of a design review.)  
1. A design review may not be required for the following (unless otherwise determined by the Zoning Administrator, Board, or Commission):  
   A. Single family residence.  
   B. A modification to an approved project which increases the non-single family residential building area by less than 100 square feet or 10% whichever is greater.  
   C. A modification to an approved project which increases the non-single family residential building height by less than 4 feet or 10%, whichever is greater.  
2. A design review is also required for the following or as specified in this Title:  
   A. The relocation of certain dwellings 6 years or older per Table 30.56-2A.  
   B. Significant changes in location of previously approved uses or principal structures.  
   C. To establish a manmade decorative water feature.  
   **Note:** Approval of an Administrative Design Review application is additionally required to operate a manmade decorative water feature (see Section 30.64.070(C)).  
   D. hillside development.  
   E. To establish a Planned Unit Development.  
   F. All development located within a P-F zoning district if visible from the street and/or significant impacts to neighboring area.  
   G. For development as specified in Section 30.48.1080 within a Historic Neighborhood Overlay District or Section 30.48.1700 for a Historic Designation.  
   H. To review a comprehensive sign plan for signs exceeding regulations in the C-P zoning district.  
   I. To increase the finished grade per artificial grade requirements in Section 30.32.040.  
   J. To review alternative parking lot landscaping per 30.64.050(e).  
   K. To utilize a hammerhead cul-de-sac design within a residential subdivision.  
3. A design review may be required when the Zoning Administrator determines the review is necessary.  
**Notes:**  
- FAA and other additional requirements and standards are established in 30.16.210  
- If the Design Review is for the following uses (A-F), a pre-submittal conference is required prior to submitting a Land Use Application. A pre-submittal conference shall include plans as required pursuant to the Chapter (if applicable) noted and/or as determined by the Zoning Administrator.  
  A. uses involving hazardous chemicals, explosives, materials or wastes in amounts regulated by NRS and NAC (determination of pertinent requirements for the proposed use)  
  B. planned unit development (PUD) (see Chapter 30.24)  
  C. mixed use development (see Chapter 30.48 Part J)  
  D. high impact project (includes resort hotel) (see Table 30.16-4 – Special Use Permit)  
  E. neighborhood casinos (see Chapter 30.48 Part E)  
  F. resort hotel  |
| g. Approval Authority | Commission, except Board for the following:  
1. Design reviews for signage in conjunction with resort hotels or projects within the CMA Area Design Overlay District  
2. When required as a condition of approval of any previous application  
3. At the discretion of the Zoning Administrator  
4. Application submitted in conjunction with, or in lieu of, another application that requires Board approval  
5. Applications to establish a mixed use development  
6. Applications for a project of regional significance  
7. Applications to establish a manmade decorative water feature  
8. Projects within the Asian Design Overlay District (see Chapter 30.48 Part K)  
9. Projects within the SODA Design Overlay District (see Chapter 30.48 Part M)  
10. Applications to review a comprehensive sign plan in the C-P zoning district.  
11. Applications to increase the finished grade per Section 30.32.040.  
12. Applications utilizing a hammerhead cul-de-sac design within a residential subdivision.  
Commission; except the recommendation of the Commission shall be forwarded to the Board for the following application:  
1. Projects within a Historic Neighborhood Overlay District, or for a Historic Designation. (see Chapter 30.48 Part O)
SECTION 2. Title 30, Chapter 30.32, Table 30.32-1, of the Clark County Code is hereby amended to read as follows:

Insert the streets listed in the table into Table 30.32-1 below Rainbow Boulevard in the existing Table 30.32-1 – Time Restrictions on Work in Streets

<table>
<thead>
<tr>
<th>Street</th>
<th>From</th>
<th>To</th>
<th>Time Restrictions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reno Avenue</td>
<td>Las Vegas Boulevard South</td>
<td>Koval Lane</td>
<td>C</td>
</tr>
<tr>
<td>Russell Road</td>
<td>Decatur Boulevard</td>
<td>Las Vegas Boulevard South</td>
<td>B</td>
</tr>
<tr>
<td>Russell Road</td>
<td>Paradise Road</td>
<td>Spencer Street</td>
<td>B</td>
</tr>
<tr>
<td>Russell Road</td>
<td>Spencer Street</td>
<td>City of Henderson Limits</td>
<td>D</td>
</tr>
<tr>
<td>Sahara Avenue</td>
<td>Nellis Boulevard</td>
<td>Hollywood Boulevard</td>
<td>D</td>
</tr>
<tr>
<td>Sahara Avenue</td>
<td>Hualapai Way</td>
<td>Clark County 215</td>
<td>D</td>
</tr>
<tr>
<td>Sahara Avenue</td>
<td>Durango Drive</td>
<td>Rainbow Boulevard</td>
<td>B</td>
</tr>
<tr>
<td>Sammy Davis</td>
<td>Frank Sinatra Drive</td>
<td>Sahara Avenue</td>
<td>E</td>
</tr>
<tr>
<td>Sandhill Road</td>
<td>Sunset Road</td>
<td>Boulder Highway</td>
<td>D</td>
</tr>
<tr>
<td>Sands/Twain Avenue</td>
<td>Las Vegas Boulevard South</td>
<td>Paradise Road</td>
<td>C</td>
</tr>
<tr>
<td>Sands/Twain Avenue</td>
<td>Paradise Road</td>
<td>Maryland Parkway</td>
<td>D</td>
</tr>
<tr>
<td>Serena Avenue</td>
<td>Spencer Street</td>
<td>Eastern Avenue</td>
<td>D</td>
</tr>
<tr>
<td>Silverado Ranch Boulevard</td>
<td>Dean Martin Drive</td>
<td>Eastern Avenue</td>
<td>D</td>
</tr>
<tr>
<td>Spring Mountain Road</td>
<td>Durango Drive</td>
<td>Valley View Boulevard</td>
<td>B</td>
</tr>
<tr>
<td>Spring Mountain Road</td>
<td>Hualapai Way</td>
<td>Durango Drive</td>
<td>D</td>
</tr>
<tr>
<td>Spring Mountain Road</td>
<td>Valley View Boulevard</td>
<td>Las Vegas Boulevard South</td>
<td>C</td>
</tr>
<tr>
<td>Sunset Road</td>
<td>Decatur Boulevard</td>
<td>Las Vegas Boulevard South</td>
<td>B</td>
</tr>
<tr>
<td>Swenson Street</td>
<td>Hacienda Avenue</td>
<td>Desert Inn Road</td>
<td>D</td>
</tr>
<tr>
<td>Tropicana Avenue</td>
<td>Hualapai Way</td>
<td>Rainbow Boulevard</td>
<td>D</td>
</tr>
<tr>
<td>Tropicana Avenue</td>
<td>Rainbow Boulevard</td>
<td>Frank Sinatra Drive</td>
<td>B</td>
</tr>
<tr>
<td>Twain Avenue</td>
<td>Valley View Boulevard</td>
<td>Dean Martin Drive</td>
<td>C</td>
</tr>
<tr>
<td>Valley View Boulevard</td>
<td>Flamingo Road</td>
<td>Sirius Avenue</td>
<td>C</td>
</tr>
<tr>
<td>Valley View Boulevard</td>
<td>Tropicana Avenue</td>
<td>Clark County 215</td>
<td>A</td>
</tr>
<tr>
<td>Warm Springs Road</td>
<td>Dean Martin Drive</td>
<td>Pecos Road</td>
<td>D</td>
</tr>
<tr>
<td>Windmill Lane</td>
<td>Las Vegas Boulevard South</td>
<td>Eastern Avenue</td>
<td>D</td>
</tr>
<tr>
<td>Wynn Road</td>
<td>Tropicana Avenue</td>
<td>Harmon Avenue</td>
<td>A</td>
</tr>
</tbody>
</table>

SECTION 3. Title 30, Chapter 30.56, Section 30.56.080 of the Clark County Code is hereby amended to read as follows:

30.56.080 Lot Configuration.

a. All divisions of land shall result in the creation of lots which conform to lot requirements contained in this Title and are capable of being developed or built upon unless they are required for private streets, public or private utilities, for the provision of required landscaping, or other common area lots. Provisions must be made, by a recorded document, for the permanent maintenance of such street, utility and/or landscape lots. No remnants of land shall be left in the subdivision.

o. Radius cul-de-sacs per Uniform Standard Drawing Number 212 are the County’s preferred turnarounds within residential subdivisions. Approval of a Design Review application per Table 30.16-9 is required for residential subdivisions utilizing a hammerhead design as depicted in Uniform Standard Drawing Number 212.1.S1. Factors that will be considered in determining whether a hammerhead design is appropriate include without limitation: 1) the number and layout of on-site parking spaces, 2) driveway length, 3) the number of hammerheads, 4) size of lots, and 5) shape and other constraints of the property.

p. Driveways that are on residential streets that are less than 50 feet, from back of curb to back of curb, may be located adjacent to the curb return of an intersecting street that is less than 50 feet, from back of curb to back of curb.
SECTION 4. If any section of this ordinance or portion of thereof is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such holding shall not invalidate the remaining parts of this ordinance.

SECTION 5. All ordinances, parts of ordinances, chapters, sections, subsections, clauses, phrases or sentences contained in the Clark County Code in conflict herewith are hereby repealed.

SECTION 6. This ordinance shall take effect and be in force from and after its passage and the publication thereof by title only, together with names of the County Commissioners voting for or against its passage, in a newspaper published in and having a general circulation in Clark County, Nevada, at least once a week for a period of two (2) weeks; on October 23, 2017. A land use application approved prior to the effective date of this ordinance may be developed per the plans approved with the application.

PROPOSED on the _____ day of __________, 2017

INTRODUCED By: _______________________

PASSED on the _____ day of __________, 2017

VOTE:

AYES: ______________________________________

NAYS: ______________________________________

ABSTAINING: ________________________________

ABSENT: ____________________________________

BOARD OF COUNTY COMMISSIONERS
CLARK COUNTY, NEVADA

By _______________________________________
   Steve Sisolak Chair

ATTEST:

LYNN MARIE GOYA, County Clerk

This ordinance shall be in force and effect from and after the _____ day of __________, 2017.