HOLDOVER ZONE CHANGE to reclassify an 8.8 acre site from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce 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 an 8.8 acre site.

Generally located on the south side of Le Baron Avenue, 330 feet west of Valley View Boulevard within Enterprise (description on file). SB/rk/ml (For possible action)

RELATED INFORMATION:

APN:
177-30-603-004

WAIVERS OF DEVELOPMENT STANDARDS:
1. Reduce street intersection off-set to 79 feet where a minimum 125 feet is required per Section 30.52.052 (a 37% 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 (Le Baron Avenue) to 47 feet where a minimum of 60 feet is required per Section 30.52.030 (a 21.7% reduction).

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

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 8.8
- Number of Lots: 45
- Density: 5.1 (du/ac)
- Minimum/Maximum Lot Size (square feet): 3,739/9,688 (gross and net are the same)
- Project Type: Single family residential development
- Number of Stories: 2
- Building Height: 26 feet
• Square Feet: 2,374 to 2,704

Site Plan
This is a conforming zone change request for a residential development totaling 45 single family lots and 8 common area lots on 8.8 acres. The density of the residential subdivision is 5.1 dwelling units per acre. The average lot size is 5,242 square feet. The internal streets are public and will be 49 feet and 63 feet in width with attached sidewalk on both sides of the street. There is 1 point of access into the subdivision from Le Baron Avenue to the north. 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. Additionally, there is also a request for modified street standards and a reduction in street intersection off-set down to a minimum of 79 feet which occurs at the entry to the subdivision and Schuster Street.

Landscaping
A 6 foot wide landscape area behind an attached sidewalk is shown along Le Baron Avenue and Jo Rae Avenue. Behind the street landscape buffer along Le Baron Avenue is a NV Energy easement generally 57 feet in width that will have rock mulch and low groundcover. The landscape palette consists of 24 inch box trees, with shrubs and groundcover.

Elevations
Submitted plans are for 3 different product types with 3 varying elevation options for potential home buyers. The models consist of 2 story homes at a maximum height of 26 feet and will have similar building materials consisting of stucco exteriors, decorative stone veneer accents, tile roofing, and 4 sided architecture around windows and doors.

Floor Plans
The plans consist of 3 floor models that include 2 car garages and range in size from 2,374 square feet to 2,704 square feet.

Applicant’s Justification
The applicant states that the R-2 zoning will allow for a successful single family residential development at this location that complies with the land use plan. The increase in finished grade is needed due to existing topography and flood control requirements in the area.

Surrounding Land Use

<table>
<thead>
<tr>
<th>North, South, East, &amp; West</th>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential Suburban</td>
<td>R-E</td>
<td>Mix of developed &amp; undeveloped single family lots</td>
<td></td>
</tr>
</tbody>
</table>

Related Applications

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
</tr>
</thead>
<tbody>
<tr>
<td>VS-0597-17</td>
<td>A vacation of easements on the site is a companion item on this agenda.</td>
</tr>
<tr>
<td>TM-0121-17</td>
<td>A tentative map for 45 single family residential lots is a companion item on this agenda.</td>
</tr>
</tbody>
</table>
STANDARDS FOR APPROVAL:
The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis
Current Planning
Zone Change
This zone change request is conforming to the Enterprise Land Use Plan which designates this site as Residential Suburban for densities up to 8 dwelling units per acre. The proposed project will have a density of 5.1 dwelling units per acre. The single family residential development is compatible and consistent with the planned and existing uses in the immediate 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 portion of the request since the zoning will be consistent and similar to developments in the area.

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 Land Use 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 Land Use Policy 43 by providing a variety of elevations with articulating building facades. Therefore, staff can support this portion of the 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 Navy Rose Street and Schuster Street with Le Baron Avenue due to the minimal traffic expected to use these rights-of-way. Since Navy Rose Street will be west of Schuster Street, potential vehicle conflicts from left turning vehicles from these streets onto Le Baron Avenue will be limited.

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 width for Le Baron Avenue due to the circumstances specific to this segment of right-of-way. 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 the project to the north while this project to the 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 approvals.

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 30.32-040-9 are needed to mitigate drainage through the site;
• Traffic study and compliance;
• Full off-site improvements;
• Right-of-way dedication to include 17 feet to back of sidewalk for Le Baron Avenue and 30 feet for Jo Rae Avenue.;
• Vacate any unnecessary rights-of-way and easements;
• Applicant is advised that 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 sidewalks around existing power poles will
require granting necessary easements for 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 a Point of Connection (POC) request has been completed for this project; and to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0398-2017 to obtain your POC exhibit.

**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:**  9 cards

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

**APPLICANT:**  Greystone Nevada, LLC

**CONTACT:**  Slater Hanifan Group, Chelsea Jensen, 5740 S. Arville Street, Suite 216, Las Vegas, NV 89118