ZONE CHANGE to reclassify 2.1 acres from R-E (Rural Estates Residential) Zone and C-1 (Local Business) Zone to R-2 (Medium Density Residential) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increase wall height; and 2) allow modified street standards.

DESIGN REVIEWS for the following: 1) a proposed single family residential development; and 2) increased finished grade.

Generally located on the southeast corner of Saddle Avenue and Duneville Street within Spring Valley (description on file). SB/md/ja (For possible action)

RELATED INFORMATION:

APN:
163-13-403-001

WAIVERS OF DEVELOPMENT STANDARDS:
1. Increase combined screen wall and retaining wall height to 13 feet (7 foot retaining wall and 6 foot screen wall) where a maximum of 9 feet (3 foot retaining wall and 6 foot screen wall) is permitted per Figure 30.64-15 (a 44.4% increase).
2. Allow a modified residential curb and gutter where not permitted within Unincorporated Clark County per Uniform Standard Drawings 217.3.S1 and 206.S1.

DESIGN REVIEWS:
1. A proposed single family residential development.
2. Increase finished grade up to 84 inches (7 feet) where 18 inches (1.5 feet) is the standard per Section 30.32.040 (a 366% increase).

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

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 2.1
- Number of Lots/Units: 14 residential lots & 1 common element lot
- Density: 5.9 du/ac
- Minimum/Maximum Lot Size (square feet): 4,448/6,427 (gross and net are the same)
- Project Type: Single family residential development
- Number of Stories: 1 and 2
- Building Height: 17.5 feet (1 story) and 25.5 feet (2 story)
- Square Feet: 1,874 to 2,535

**Site Plan & Request**
This is a conforming zone change request from an R-E and C-1 zoning district to an R-2 zoning district. The plans depict a proposed 14 lot single family residential subdivision with 1 common element lot at a density of 5.9 dwelling units per acre. The minimum and maximum lot sizes are 4,448 square feet and 6,427 square feet, respectively. A 6 foot high decorative block wall is proposed along the side and rear yards adjacent to Saddle Avenue and Duneville Street. The proposed development will be serviced by a 38 foot wide private street with direct access to Duneville Street. Sidewalks are not proposed on either side of the private street.

**Landscaping**
A 6 foot wide landscape area adjacent to a 5 foot wide attached sidewalk is proposed along Saddle Avenue and Duneville Street. A combination of 24 inch box, small, medium, and large trees are planted between 15 feet and 20 feet on center within the landscape areas along Saddle Avenue and Duneville Street.

**Elevations**
The plans depict 3 different elevation options consisting of 1 and 2 story model residences. The single story residence has a maximum height up to 17.5 feet and the 2 story residence has a maximum height up to 25.5 feet. The roof plans for the single story residence 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. The roof plan for the 2 story residences consist of concrete tile with a minimum 4:12 roof pitch. All 2 story models will have similar building materials consisting of stucco finished walls with decorative stack stone (front elevation), window articulation, and stucco pop-outs.

**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 court yard and porch are also illustrated on the plans.

The first floor plans for the 2 story residence consists of 1,268 square feet and includes a kitchen, dining room, den, living room, and a bathroom. A 410 square foot attached garage is located on the first floor of the residence. The plan for the second floor consists of 857 square feet and includes 4 bedrooms, 2 bathrooms, and a great room.

**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. The applicant indicates that 6 dwelling units per gross acre make the proposed development more compatible with the surrounding R-1 zoning district.
Prior Land Use Requests

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
<th>Action</th>
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<tbody>
<tr>
<td>VS-0002-08</td>
<td>Vacated patent easements – order of vacation recorded</td>
<td>Approved by PC</td>
<td>February 2008</td>
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<tr>
<td>TM-0108-07</td>
<td>1 lot commercial subdivision – expired</td>
<td>Approved by PC</td>
<td>May 2007</td>
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<tr>
<td>ZC-0153-06 (ET-0046-07)</td>
<td>First extension of time for reclassifying the project site to CRT zoning – expired</td>
<td>Approved by BCC</td>
<td>March 2007</td>
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<tr>
<td>ZC-0153-06</td>
<td>Reclassified 2.1 acres from R-E to CRT zoning for an office complex</td>
<td>Approved by BCC</td>
<td>April 2006</td>
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Surrounding Land Use

<table>
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<tr>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
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<tr>
<td>North, East &amp; West</td>
<td>Residential Suburban (up to 8 du/ac)</td>
<td>R-1</td>
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<tr>
<td>South</td>
<td>Commercial Neighborhood</td>
<td>C-1</td>
</tr>
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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. Several R-1 zoned residential subdivisions are located immediately to the north, east, and west of the proposed residential development, with densities ranging between 3.4 to 4.3 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 substantially greater than the surrounding residential densities. 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
Urban Specific Policy 5 states that finished floor heights should be approximately the same as adjacent uses. The cross sections submitted with the plan depict a finished grade that is 7 feet higher than the adjacent residential development to the east. Staff finds the applicant has not provided a compelling justification for the increase in retaining wall height and that the request is a self-imposed burden. Two story residences are proposed within the residential development; however, there are 3 existing single story homes within the subdivision along the eastern property line of the project site. Staff is concerned the proposed 2 story homes, in conjunction with a 7 foot increase to the finished grade of the site, will negatively impact the residential development to the east. Therefore, staff cannot support this request. Staff recommends a condition that if the application is approved, all residences along the eastern property line of the project site be single story, as depicted on the site plan.

Design Review #1
The minimum lot size proposed with the residential development is 4,448 square feet, while the R-2 zoning district permits a minimum lot size of 3,300 square feet. The R-1 zoning district permits a minimum lot size of 5,200 square feet; however, the smallest residential lot immediately to the east of the proposed development is 7,405 square feet. The smallest residential lots immediately to the west of the project site, across Duneville Street, are 6,098 square feet. The 2 single family residential lots immediately to the north of the project site, across Saddle Avenue, consist of 9,583 square feet and 10,454 square feet respectively. Staff finds that the proposed zoning and lot sizes are inconsistent and incompatible with the surrounding R-1 zoned residential developments to the north, east, and west of the project site. Single Family Residential Policy 42 states single family projects developed within areas designated for higher density residential areas should provide any required or desired buffers from adjoining higher density/intensity projects. The subdivision immediately to the east of the project site consists of 2.3 acres with 8 residential lots. The subdivision to the west of the project site, across Duneville Street, consists of 2.3 acres with 10 residential lots. Staff finds that a 14 lot residential subdivision is not an appropriate transition or buffer between the 2 existing R-1 zoned residential developments with similar acreage to that of the proposed project.

The overall design of the proposed residential development is not compatible with the surrounding residential development and does not comply with several of the goals and policies of the Comprehensive 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 standard in the future; therefore, staff can support this request.

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

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 along the eastern property line, as depicted on the site plan.
• 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;
• 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;
• Full off-site improvements.
• Applicant is advised that waiver of development standards #2 is approved for the modified R-curb with a 10.5 inch curb height with a minimum private street width of 38 feet; and 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.

Building/Fire Prevention
• Applicant is advised that the Fire Department cannot support the site plan attached to this application due to the insufficient on-site fire access lanes provided for the project; that the Fire Department requests a meeting with the applicant prior to having this application move forward; and to please contact Assistant Fire Chief Fulton Cochran at (702) 455-7062 to schedule this meeting.

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:

APPLICANT:  Ali Kaveh
CONTACT:  Ali Kaveh, 6830 S. Rainbow Boulevard, Las Vegas, NV  89118