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

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
NZC-0308-17 – TESORI, LLC:

**HOLDOVER ZONE CHANGE** to reclassify a 2.5 acre portion of an 18.8 acre parcel from an R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone for a single family residential development.

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

Generally located on the south side of Silverado Ranch Boulevard, 330 feet west of Valley View Boulevard within Enterprise (description on file).  SB/al/ml  (For possible action)

RELATED INFORMATION:

APN:
177-30-503-006 ptn

**DESIGN REVIEWS:**
1. A single family residential development.
2. Increase finished grade up to 36 inches (3 feet) above the grade of an adjacent residential use where a maximum of 18 inches (1.5 feet) is permitted per Section 30.32.040 (a 50% increase).

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

**BACKGROUND:**
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 2.5 acre portion of 18.8 acres
- Number of Lots: 10
- Density: 4 (du/ac)
- Minimum/Maximum Lot Size (square feet): 5,282/9,062 (net and gross same)
- Project Type: Single family residential development
- Number of Stories: 2
- Building Height: Up to 35 feet
- Square Feet: 3,194 to 3,628
Neighborhood Meeting Summary
The request is for a nonconforming zone change to reclassify approximately 2.5 acres from R-E zoning to R-2 zoning for a single family residential development. The applicant conducted a neighborhood meeting on March 23, 2017, as required by the nonconforming zone boundary amendment process. This neighborhood meeting was conducted at the Enterprise Library at 25 E. Shelbourne Avenue. The required meeting notices were mailed to the neighboring property owners and 15 people attended the meeting. The neighboring property owners were concerned about the size of the lots being proposed for the project.

Site Plan
This is a request to reclassify a 2.5 acre portion of an 18.8 acre parcel to an R-2 zone for a single family residential development consisting of 10 lots with a density of 4 dwelling units per acre. The site is located on the southeast corner of Silverado Ranch Boulevard and Schuster Street, and the plans indicate that the lots will not take access from these streets. Access to the development will be provided by a proposed 49 foot wide public street that intersects with Schuster Street. The proposed street has 5 foot wide attached sidewalks on each side and will terminate in a cul-de-sac along the eastern boundary of the site. The plans depict a 30 foot wide common lot on the northeast corner of the site that will be used for drainage and utility easements.

Landscaping
The plan depicts a 15 foot wide landscape area with a detached sidewalk along Silverado Ranch Boulevard and a 6 foot wide landscape area with an attached sidewalk along Schuster Street. These landscape areas will consist of trees, shrubs, and groundcover.

Elevations
All of the proposed residential models are 2 stories with a maximum height of 35 feet. Each residence has a pitched roof with concrete tile roofing material. The exterior of the models will have a stucco finish painted in earth tone colors. Architectural enhancements include but are not limited to stone veneer, shutters and other window fenestrations, pop-outs and recesses.

Floor Plans
The plans depict 4 different home models that range in area between 3,194 square feet to 3,628 square feet. The plans depict options for 4 to 5 bedrooms and 2 or 3 car garages.

Applicant’s Justification
The applicant indicates that this request is to reclassify the northeastern 2.5 acre portion of an 18.8 acre parcel to an R-2 zone. The remaining 16.3 acres of the parcel are designated as Residential Suburban (up to 8 du/ac) in the land use plan and the property owner plans to submit a conforming zone change request at a future date to reclassify the remainder of the parcel to an R-2 zone. Eventually the entire 18.8 acres will be developed as a cohesive single family residential development. The applicant states that the proposed zone change is appropriate because this site is part of a larger parcel, the majority of which is designated for residential suburban development, and approval of this request will allow the entire 18.8 acres to be developed as a cohesive residential subdivision that is compatible with existing and planned land uses in the area.
### 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 Residential Suburban (up to 8 du/ac)</td>
<td>R-E</td>
<td>Undeveloped parcels</td>
</tr>
<tr>
<td>South Commercial Neighborhood</td>
<td>R-E</td>
<td>Single family residences &amp; an undeveloped parcels</td>
</tr>
<tr>
<td>East Commercial Neighborhood</td>
<td>R-E</td>
<td>Undeveloped parcels</td>
</tr>
<tr>
<td>West Residential Suburban (up to 8 du/ac)</td>
<td>R-E</td>
<td>Single family residences &amp; undeveloped parcels including portions of the subject parcel</td>
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### Related Applications

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<tr>
<td>VS-0309-17</td>
<td>A vacation and abandonment of easements is a companion item on this agenda.</td>
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<tr>
<td>TM-0087-17</td>
<td>A tentative map for a single family residential development is a companion item on this agenda.</td>
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<tr>
<td>ZC-0586-17</td>
<td>A zone change to reclassify a 16.3 acre portion of the site from R-E to R-2 zoning for a single family residential development; waivers of development standards for street intersection off-set and modified street standards; and a design review for increased finished grade is a related 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 related item on this agenda.</td>
</tr>
<tr>
<td>TM-0119-17</td>
<td>A tentative map for a single family residential development 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

A Compelling Justification means the satisfaction of the following criteria as listed below for proposed nonconforming zone boundary amendments:

1. A change in law, policies, trends, or facts after the adoption of the land use plan that have substantially changed the character or condition of the area, or the circumstances surrounding the property, which makes the proposed nonconforming zone boundary amendment appropriate.

According to County records this parcel was under the control of the Bureau of Land Management (BLM) when the Enterprise Land Use Plan was last updated. While under the control of the BLM it could have been possible for the 18.8 acre parcel to have been broken up into smaller parts for sale to the public. Therefore, the Commercial Neighborhood land use
designation for the subject 2.5 acres would have been appropriate if this area had been sold by the BLM separate from the remainder of the parcel. However, since the land use plan update the entire 18.8 acres was sold as one parcel and the applicant is proposing to develop the entire property as a cohesive single family residential development, which is a change in facts. There is currently a development trend within the Enterprise Planning Area for single family residential development in the R-2 zoning district. Additionally, an R-2 zoned single family residential development would be in harmony with the character and conditions in the area. Therefore, this request is consistent with the current development trends in this area. Staff finds that there has been a substantial change in circumstances with this site which makes this request appropriate for the area.

2. *The density and intensity of the uses allowed by the nonconforming zoning is compatible with the existing and planned land uses in the surrounding area.*

The majority of this parcel and the abutting properties to the west and north of this site are designated for Residential Suburban (up to 8 du/ac) by the Enterprise Land Use Plan and the R-2 zoning district is allowed by this land use plan category. The adjacent parcels to the south and east are designated for Commercial Neighborhood that allows C-1 zoning, which the Board of County Commissioners has found to be compatible with single family residential development with proper buffering. Therefore, the proposed project is of equal density and intensity to planned land uses on the abutting parcels, and is therefore, compatible with the surrounding area.

3. *There will not be a substantial adverse effect on public facilities and services, such as roads, access, schools, parks, fire and police facilities, and stormwater and drainage facilities, as a result of the uses allowed by the nonconforming zoning.*

There has been no indication that the proposed project will have an adverse effect on public facilities and services by the service providers. The applicant has other approved residential developments in this area and will coordinate necessary off-site improvements with these projects. Off-site improvements will be provided with the project for the adjacent streets, which will improve traffic and drainage in the area.

4. *The proposed nonconforming zoning conforms to other applicable adopted plans, goals, and policies.*

The project complies with Land Use Goal 7 of the Comprehensive Master Plan to provide housing alternatives to meet a range of lifestyle choices, ages, and affordability levels. The project complies in part with Housing Policy 2 which promotes a mix of housing types. The approval of this request would eventually allow the entire 18.8 acres to develop as a cohesive residential development, which would be consistent and compatible with the planned land uses to the west and north. This would comply with the intent of Urban Specific Policy 4, which encourages development of vacant lots at similar densities as the existing (in this case planned) areas. The project would also comply in part with Urban Specific Policy 10 of the Comprehensive Plan, which encourages site designs to be compatible with adjacent land uses. Therefore, staff finds the project complies with other applicable goals and policies.
**Summary**

**Zone Change**
Based on the analysis above, staff finds that there have been changes in trends, facts and policies which make this request appropriate for the area. The density and intensity of the project are compatible with other planned and approved projects in this area. There will be no substantial adverse effect on public facilities and services and the project conforms to applicable goals and policies. Therefore, staff finds the applicant has provided a Compelling Justification for the proposed zone change and can support this request.

**Design Review #1**
The design of the subdivision is consistent and compatible with approved and planned land uses in this area and staff finds the project complies with Urban Land Use Policy 10 of the Comprehensive Plan which encourages site designs to be compatible with adjacent land uses and off-site circulation patterns. The design of the elevations and floor plans comply with Urban Land Use Policy 43 by providing a variety of elevations with articulated building facades. Additionally, the designs of the elevations and floor plans are consistent with and have a similar architectural style as other approved residential developments in this area. Therefore, staff recommends approval of this request.

**Public Works – Development Review**

**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. This item has been forwarded to the Board of County Commissioners for final action.

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**
- A resolution of intent to complete in 3 years;
- Design review as a public hearing for significant changes to the plans.
- 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 30.32-040-9 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, 60 feet for Schuster Street and associated spandrel.
- Applicant is advised that the installation of detached sidewalk will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights and traffic control; 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.

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 (FAA) 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 the CCWRD has completed a Point of Connection (POC) request for this project, POC Tracking #0078-2017; and that frontage may be required.

TAB/CAC: Enterprise – denial.
APPROVALS: 2 cards
PROTESTS: 5 cards

PLANNING COMMISSION ACTION: June 6, 2017 – HELD – To 07/05/17 – per the applicant.

PLANNING COMMISSION ACTION: July 5, 2017 – DENIED – Vote: Unanimous

COUNTY COMMISSION ACTION: August 2, 2017 – HELD – To 08/16/17 – per the applicant.

COUNTY COMMISSION ACTION: August 16, 2017 – HELD – To 09/20/17 – per the applicant.
APPLICANT:  Greystone Nevada, LLC
CONTACT:  Chelsen Jensen, Slater Hanifan Group, 5740 S. Arville Street, Suite 216, Las Vegas, NV 89118