



Whitney Town Advisory Board

Whitney Community Center

5712 Missouri Ave.

Las Vegas, NV. 89122

November 15, 2018

6:00 p.m.

AGENDA

NOTE:

- Items on the agenda may be taken out of order.
- The Board/Council may combine two or more agenda items for consideration.
- The Board/Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to Board of County Commissioners Zoning Commission (BCC) or Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With forty-eight (48) hour advance request, a sign language interpreter, or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling 702-455-3530 or TDD 702-385-7486 or Relay Nevada toll free 800-326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Maureen Helm at 702-606-0747 and is/will be available at the County's website at www.clarkcountynv.gov.

Board Members:

Amy Beaulieu – Chair

Geraldine Ramirez- Vice Chair

Christopher Fobes

Paul Friedman

Richard Forbus

Secretary:

Maureen Helm, 702-606-0747, mhelmtab@gmail.com

County Liaison:

Blanca Vazquez, 702-455-8531, bva@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call, County Staff Introductions
- II. Public Comment - This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Board/Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.
- III. Approval of Minutes November 1, 2018 (For possible action)
- IV. Approval of Agenda for November 15, 2018 and Hold, Combine or Delete Any Items (For possible action)

BOARD OF COUNTY COMMISSIONERS
STEVEN SISOLAK, CHAIR - CHRIS GIUNCHIGLIANI, Vice-Chair
SUSAN BRAGER - LARRY BROWN - JAMES GIBSON - MARILYN KIRKPATRICK - LAWRENCE WEEKLY
YOLANDA KING, County Manager

V. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events.
(for discussion)

VI. Planning & Zoning

1. **UC-18-0821-LGI HOMES NEVADA, LLC:**

USE PERMIT to reduce the setback of a temporary sales/leasing office trailer from any property line.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced rear yard setbacks; **2)** establish alternative yards for residential lots; and **3)** reduced setbacks from the street in conjunction with a previously approved single family residential development on 12.7 acres in a RUD (Residential Urban Density) Zone. Generally located on the east side of Steptoe Street and on the south side of Greyhound Lane within Whitney. JG/jor/ja (For possible action)

PC 12/4/18

VII. General Business

None

VIII. Comments by the General Public - A period devoted to comments by the general public about matters relevant to the Board's/Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please spell your last name for the record. If any member of the Board/Council wishes to extend the length of a presentation, this will be done by the Chair or the Board/Council by majority vote.

IX. Next Meeting Date: November 29, 2018

X. Adjournment

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:

NAME OF LOCATION

This meeting was legally noticed and posted at the following locations:

Whitney Library, Whitney Senior Center, Jack-in-the-box @Boulder Highway/Russell, CVS @ Tropicana/Boulder Highway

<https://notice.nv.gov/>

BOARD OF COUNTY COMMISSIONERS
STEVEN SISOLAK, CHAIR - CHRIS GIUNCHIGLIANI, Vice-Chair
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YOLANDA KING, County Manager

12/04/18 PC AGENDA SHEET

TEMPORARY SALES/LEASING OFFICE
SETBACK REDUCTION, AND ALTERNATIVE YARDS
(TITLE 30)

STEPTOE ST/GREYHOUND LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-18-0821-LGI HOMES NEVADA, LLC:

USE PERMIT to reduce the setback of a temporary sales/leasing office trailer from any property line.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced rear yard setbacks; 2) establish alternative yards for residential lots; and 3) reduced setbacks from the street in conjunction with a previously approved single family residential development on 12.7 acres in a RUD (Residential Urban Density) Zone.

Generally located on the east side of Steptoe Street and on the south side of Greyhound Lane within Whitney. JG/jor/ja (For possible action)

RELATED INFORMATION:

APN:

List on file

USE PERMIT:

Reduce the setback of a temporary sales/leasing office trailer from any property line to 1 foot where 10 feet is required per Table 30.44-1(a 90% reduction).

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the rear yard setback to a minimum of 11.28 feet where 15 feet is required per Table 30.40-2 (a 25% reduction) for 14 previously approved single family residences.
2. Establish alternative yards for 3 previously approved single family residences where yards are established per Chapter 30.56.
3. Reduce the setbacks of a temporary sales/leasing office trailer from Port Astoria Court (north) and McGill Avenue (south) to 5 feet where 10 is required per Chapter 30.56 (a 50% reduction).

LAND USE PLAN:

WHITNEY - RESIDENTIAL MEDIUM (FROM 3 DU/AC TO 14 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Acreage: 12.7
- Number of Lots: 2 (temporary sales/leasing office)/2 (parking for temporary sales/leasing office)/14 (rear yard setback reduction)/3 (alternative yards)
- Project Type: Setback reduction for temporary sales/leasing office, rear yards setback reduction, and alternative yards for 3 lots
- Number of Stories: 1 (temporary sales/leasing office)/2 (single family residence)
- Building Height (feet): 14 (temporary sales/leasing office)/22 and 25 (single family residence)
- Square Feet: 1,400 (temporary sales/leasing office)/1,206 (minimum for single family residence)/1,603 (maximum for single family residence)
- Parking Provided: 4 stalls (temporary sales/leasing office)

Site Plan

The site plan depicts a previously approved single family residential subdivision (Nzc-0225-05), on the south side of Greyhound Lane, and on the east of Steptoe Street. The 131 lot subdivision includes 7 common elements and has ingress/egress access from McGill Avenue and Greyhound Lane.

The proposed temporary sales/leasing office trailer will be installed on Lot 36 of the existing subdivision. Lot 35 and Lot 36 are north of McGill Avenue and west of Clatsop Street. The entrance and exit to the trailer will be from Lot 35 facing Clatsop Street. North of the trailer (on Lots 65 and 66), 3 temporary parking stalls and 1 mobility parking stall will be installed. The setback of the trailer is 8.5 feet from the north property line, 8 feet from the west property line, 5 feet from the south property line, and 1 foot from east property line. Per Table 30.44-1 temporary sales/leasing offices must have a minimum setback of 10 feet from any property line. The trailer also does not comply with the 10 foot setback from any street per Chapter 30.56.

The single family residence product types do not fit on 14 of the existing lots of the subdivision. The applicant is requesting to waive rear yard setbacks for Lots 2, 5, 8, 12, 15, 22, 26, 29, 115, 116, 120, 122, 126, and 130. The applicant is requesting a reduction in the rear yard setback in order to accommodate the previously approved design of the homes.

Additionally, Lots 20, 82, and 83 do not conform to the standard yard requirements established per Chapter 30.56. The product type previously approved for Lots 20, 82, and 83 are oriented so that the front of the homes do not face the right-of-way. The homes would be oriented so that side yards and the front yards are perpendicular to the street, thus creating an alternative yard.

Landscaping

Landscaping is not a part of this request.

Elevations

The temporary sales/leasing office trailer is 60 feet in width and 14 feet in height. The trailer will be painted an earth tone color and the exterior finishes will be of engineered wood siding. Revised home models were recently submitted, administratively approved, and filed with NZC-0225-05.

Floor Plans

The floor plans for the temporary sales/leasing office depict 4 offices, restroom, and an open office area. Floor plans for the existing subdivision have been previously approved and are not a part of this request. Revised home models were recently submitted, administratively approved, and filed with NZC-0225-05.

Signage

Signage is not a part of this request.

Applicant's Justification

Per the applicant, a new developer acquired the previously approved single family residential subdivision with the intent to complete this subdivision. Construction halted in 2008 due to the economic downturn, and updates to Title 30 depict new setback requirements and lot configuration for the subdivision. The applicant's revisions to floor plans and elevations were submitted, approved administratively, and plans on file are with NZC-0225-05.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-17-0992	Waived interior side and rear setback reduction	Approved by PC	January 2018
AV-1239-17	Minor deviation for side setbacks – no longer needed	Approved Administratively	November 2017
WS-0739-17	Waived street intersection off-set, increase cul-de-sac length, and design review for gated entry and combination of public and private streets – no longer needed	Approved by PC	October 2017
VS-0740-17	Vacated right-of-way and easements – no longer needed	Approved by PC	October 2017
WS-0575-17	Allowed a reduced rear setback and design review for revised home models	Approved by PC	September 2017
TM-0361-05	Revised tentative map for 131 single family residential lots with public streets	Approved by PC	August 2005
WS-1007-05	Reduced street intersection off-set	Approved by PC	August 2005
TM-0209-05	131 single family residential lots with private streets	Approved by BCC	June 2005
VS-0566-05	Vacated portions of unnamed rights-of-way - recorded	Approved by BCC	June 2005

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0225-05	Reclassified the site from R-E and M-D zoning to RUD zoning and waiver of development standards to reduce private street width – zoning is permanent and waiver is expired	Approved by BCC	June 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	M-D & RUD	Industrial park & undeveloped
South	Business and Design/Research Park & Residential Suburban (up to 8 du/ac)	M-D, R-2, & RUD	Industrial uses, single family residential & undeveloped
East	Residential Suburban (up to 8 du/ac)	R-T & R-2	Single family residential
West	Business and Design/Research Park & Residential Suburban (up to 8 du/ac)	M-D, R-E, & R-T	Industrial uses & single family residential

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

Staff understands that the trailer is a temporary use until the last unit within the development has been sold per Table 30.44-1. However, staff finds that the proposed trailer location is adjacent to an existing single family residence to the west and no screening is provided between the two structures. Staff also finds that the existing wall on the south property line of Lots 35 and 36 are only 3 feet to 4 feet in height and do not serve as an adequate visual buffer of the potential customer and employee traffic the trailer may impose in the existing neighborhood. Staff determines that although the trailer is temporary, the applicant can propose a trailer that has design standards of a smaller scale which will meet necessary setbacks. Staff is not in support of 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 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

Staff finds that the reduction in setback will allow a better lot fit for the previously approved product type in relation to the rear yard. The setback reduction is of minimal impact for the subdivision in its entirety. Staff is in support of this request.

Waiver of Development Standards #2

Staff finds that Lots 20, 82, and 83 have a unique configuration that does not conform to standard yard requirements. Due to the hammerhead cul-de-sac abutting Lots 82 and 83 and the stub street abutting Lot 20, staff finds that alternative yard standards are needed. Staff is in support of allowing alternative yards established per Chapter 30.56.

Waiver of Development Standards #3

Staff finds that ingress, egress, and customer/employee circulation will take place on Lot 35 and the trailer is installed on Lot 36. Since the proposed trailer does not meet the 10 foot property line setbacks per Table 30.44-1, staff understands the trailer cannot comply with the 10 foot street setbacks per Chapter 30.56. Staff is not in support of this request.

Staff Recommendation

Approval of waivers of development standard #1 and #2; and denial of the use permit and waiver of development standard #3.

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:

- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; 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; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LGI HOMES

CONTACT: JANNA FELIPE, TANEY ENGINEERING, 6030 S. JONES BOULEVARD,
LAS VEGAS, NV 89118

DRAFT