

CLARK COUNTY LAND USE POLICY GUIDE

Sunrise Manor Residential Policy Review

Prepared for the
Community Planning Working Group

By
CLARK COUNTY DEPARTMENT OF COMPREHENSIVE PLANNING
PO BOX 551741
LAS VEGAS NV 89155-1741
PHONE: (702) 455-4314 FAX: (702) 455-3271
<http://www.ClarkCountyNV.gov>
Email: gtb@ClarkCountyNV.gov

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ANALYSIS PROCESS

July 2014 ff

Clark County Comprehensive Planning Staff prepares a draft of the proposed policies for Sunrise Manor. This process includes:



- Organize policies by section
- Sort for:
 - **ADD** to the Comprehensive Plan
 - **DELETE** duplicates of Comp Plan, same plan, other plan, Code
 - **MOVE** to Land Use Policies.
 - **REFER** to other Agencies and/or further review

Action Column codes:

- CP = Comprehensive Plan
- PFS = Public Facilities and Services Element
- Trans = Transportation Element
- CLU = Connecting Land Use
- LUE = Land Use Element
- GM = Growth Management
- MU = Mixed Use
- AE = Airport Environs
- Comm Des = Community Design
- Ent = Enterprise
- SV = Spring Valley
- SM = Sunrise Manor
- WP = Winchester Paradise
- LLR = Large Lot Residential
- SFR = Single Family Residential
- MFR = Multiple Family Residential

- Review this document with the Working Group
- Prepare and review sorted policy document lists with the Working Group

Section	Policy	Action
<p>Large Lot Residential</p>	<p>Policy 3.1 Maintain developed neighborhood integrity by discouraging reclassification of viable RNP areas for other uses.</p> <p>Policy 3.2 Preserve existing large lot neighborhoods by encouraging vacant lots within these areas to develop at similar densities to existing homes.</p> <p>Policy 3.3 Encourage new homes in large lot areas to access local streets. New single family residences should avoid direct access or fronting onto collector or arterial streets.</p> <p>Policy 3.4 Encourage the preservation of the rural character of viable large lot areas by implementing the provision contained with the Minimum Road Design Standards for Non-Urban Roadways handbook as adopted by Clark County – available at the Clark County Public Works Department. Those standards address issues such as design, right-of-way width, drainage, lighting and road surface for local streets within large lot areas.</p> <p>Policy 3.5 Encourage retention of natural drainage systems and desert washes within large lot areas to prevent flood hazards and to preserve the desert atmosphere, where possible.</p> <p>Policy 3.6 Encourage the coordinated integration of large lot areas to existing and proposed equestrian and multiple use trail systems, open space, and parks. Functional connectivity and accessibility should be a paramount design component in every site plan.</p>	<p>Combine with Ent LLR #2.1</p> <p>Combine with SV p 5 LLR #7 & 8</p> <p>Combine with SV p 5 LLR #3</p> <p>Duplicate of SV p 5 LLR #4</p> <p>Duplicate of SV p 5 LLR #5</p> <p>Combine with CP p 17 Rec OS Trails #5</p>

Section	Policy	Action
<p>Large Lot Residential</p>	<p>Policy 3.7 When residential developments are proposed adjacent to large lot areas, adjacent lots of 10,000 square feet or greater should be encouraged as a transition area. Significantly smaller lot sizes should be located beyond any appropriate transition areas.</p>	<p>Duplicate of SV p 5 LLR #7</p>
	<p>Policy 3.8 When any type of commercial development or residential development above two dwelling units per acre is proposed adjacent to large lot areas, discourage noise caused by incompatible uses, lighting, and signs that detract from and are not consistent with the existing low density atmosphere.</p>	<p>Combine with Ent LLR #3.4</p>
	<p>Policy 3.9 Encourage specific buffering in accordance with the Unified Development Code (Title 30), between existing large lot areas and higher density residential or commercial designations. Buffering should take place on the parcel with the higher density residential or commercial designations.</p>	<p>Delete – covered in Title 30</p>
	<p>Policy 3.10 Developments of higher residential densities or commercial developments proposed next to large lot area are encouraged to construct block walls abutting the large lot areas and provide an intense landscape buffer.</p>	<p>Delete – covered in Title 30</p>
	<p>Policy 3.11 In order to help support a cohesive community, gated subdivisions are discouraged in large lot areas.</p>	<p>Duplicate of SV p 6 LLR #12</p>
	<p>Policy 3.12 Commercial developments adjacent to large lot areas should provide access points on arterials and/or collectors and not on local neighborhood streets.</p>	<p>Duplicate of SV p 6 LLR #13</p>
	<p>Policy 3.13 All exterior light sources should be shielded to direct light rays onto the subject parcel in accordance with Unified Development Code (Title 30).</p>	<p>Delete – covered in Title 30</p>

Section	Policy	Action
<p>Large Lot Residential</p>	<p>Policy 3.14 When property is subdivided for residential purposes, the end parcels located at major intersections should be a part of the residential subdivision and be required to receive their access from within the subdivision. Corner parcels located at major intersections, having a residential land use designation, should not have access to collector or arterial streets. These parcels are designated for residential use and commercial uses are deemed as inappropriate.</p> <p>Policy 3.15 Encourage the varying or articulation of decorative block wall faces along streets, especially collectors and arterials, to avoid a monotonous continuous line. Incorporate elements to discourage graffiti: inclined grades, landscaping, terracing, and graffiti-resistant wall treatments. Block walls should meet Clark County codes for sight zones.</p>	<p>Duplicate of SV p 6 LLR #15</p> <p>Move to Land Use Policies Document.</p>

Section	Policy	Action
<p>Single Family Residential</p>	<p>Policy 4.1 Maintain the integrity of single family residential neighborhoods by not allowing reclassification to non-residential uses inconsistent with the land use plan map.</p> <p>Policy 4.2 Discourage residential development adjacent to industrial or hazardous uses. Examples include wastewater treatment facilities, power plants, landfills, mainline railways and other similar uses. In the event that a residential development is approved adjacent to an industrial or hazardous use, a separate disclosure statement should be issued to residents.</p> <p>Policy 4.3 When property is subdivided for residential purposes, the end parcels located at major intersections should be a part of the residential subdivision and be required to receive their access from within the subdivision. Corner parcels located at major intersections, having a residential land use designation, should not have access to collector or arterial streets. These parcels are designated for residential use and commercial uses are deemed as inappropriate.</p> <p>Policy 4.4 Developers of low density single family projects within commercial or higher density residential areas should be responsible for providing any required or desired buffers from adjoining higher density/intensity projects.</p> <p>Policy 4.5 When any type of commercial development or higher density residential development is proposed adjacent to single family residential areas, discourage nuisances caused by incompatible uses, noise, lighting, and signs that detract from and are not consistent with the existing residential development.</p> <p>Policy 4.6 Promote projects that provide varied neighborhood design and/or innovative architecture. For example, projects should include a combination of the following: varied setbacks from residences to curb, reduced visual dominance of garages from the street, varied rooflines, and/or varied architectural elements on all sides.</p>	<p>Covered with the Land Use Plan Map.</p> <p>Delete – covered in Title 30</p> <p>Duplicate of SV p 6 LLR #15</p> <p>Delete – covered in Title 30</p> <p>Duplicate of SV p 8 SLR #6</p> <p>Move to Land Use Policies Document.</p>

Section	Policy	Action
<p>Single Family Residential</p>	<p>Policy 4.7 Single family residential lots should not have direct access to arterials or collector streets.</p> <p>Policy 4.8 In order to provide safety and comfort to pedestrians, detached sidewalks should be used whenever possible, especially along collector and arterial streets.</p> <p>Policy 4.9 Encourage pedestrian oriented front-yard setbacks such that the garage is not the dominant feature. Minimum and maximum setbacks should be encouraged to establish and reflect the desired character of an area and ensure that residences face streets and sidewalks.</p> <p>Policy 4.10 Encourage residential garages to be positioned to reduce their visual impact on the streets. This will allow the visually interesting feature of the house to dominate the streetscape. At a minimum, encourage the garage to be located behind the front façade of the residential building. In single-family areas, garages may be sited in several ways: in the rear accessed by drive aisles, in the rear accessed by a side drive, or to the side recessed behind the front façade.</p> <p>Policy 4.11 Encourage articulated façades to provide visual interest to pedestrians. Building entries and windows should face the street. Front porches, bays and balconies are highly encouraged.</p> <p>Policy 4.12 Encourage single family developments to incorporate pedestrian and bicycle circulation systems that connect to schools, commercial and recreational areas. Single family developments should connect with existing and planned transit routes, trail systems, parks, and open spaces.</p>	<p>Duplicate of SV p 8 SFR #9</p> <p>Combine with CP p 22 Trans/OT/A&S #2</p> <p>Duplicate of SV p 8 SFR #11</p> <p>Duplicate of SV p 9 SFR #12</p> <p>Duplicate of SV p 9 SFR #13</p> <p>Duplicate of SV p 9 SFR #14</p>

Section	Policy	Action
Single Family Residential	Policy 4.13 Encourage the use of xeriscape landscaping in all new developments in addition to retrofitting older areas. Landscaping should comply with the Drought Ordinance and other screening and landscaping standards outlined in the Unified Development Code (Title 30).	Duplicate of SV p 9 SFR #15
	Policy 4.14 Encourage the use of xeriscape landscaping treatments between the rights-of-way and any decorative block walls surrounding residential developments.	Duplicate of SV p 9 SFR #16
	Policy 4.15 Encourage the varying or articulation of decorative block wall faces along streets, especially collectors and arterials, to avoid a monotonous continuous line. Incorporate elements to discourage graffiti: inclined grades, landscaping, terracing, and graffiti-resistant wall treatments. Block walls should meet Clark County codes for sight zones.	Duplicate of SV p 9 SFR #17
	Policy 4.16 Encourage a variety of building design alternatives to be used in new single family developments. Varied elevations, roof forms, building and garage setbacks and three-dimensional details between surface planes are several approaches that can be incorporated to enrich the residential environment.	Duplicate of SV p 10 SFR #19
	Policy 4.17 Encourage useable recreational areas and open space (defined by Title 30) within single family developments to be located away from arterial and collector streets.	Duplicate of SV p 10 SFR #20
	Policy 4.18 All exterior light sources should be shielded to direct light rays onto the subject parcel in accordance with the Unified Development Code (Title 30). Lighting design should be sensitive to on-site residential uses.	Delete – covered in Title 30
	Policy 4.19 Developers of new higher density residential developments adjacent to lesser density developments should be encouraged to transition from the lesser density to the new greater density development through similar lot sizes and similar development standards adjacent to the lower density.	Duplicate of SV p 10 SFR #22
	Policy 4.20 Encourage the variation of lot sizes and housing products in residential developments of more than 10 acres.	Delete or reword.

Section	Policy	Action
<p>Multiple Family Residential</p>	<p>Policy 5.1 Encourage multiple family developments to locate where transit, pedestrian, and road networks can accommodate the higher residential density and number of dwelling units.</p> <p>Policy 5.2 Encourage multiple family developments located adjacent to arterial or collector streets to incorporate local supporting commercial development designed to be functionally and visually integrated within the project.</p> <p>Policy 5.3 Ensure that multiple family developments are compatible with adjoining land uses and densities through site planning and building design. Appropriate buffers, setbacks, xeriscape landscaping, building height and materials, lighting, signage, on-site and off-site circulation should be incorporated into multiple family developments.</p> <p>Policy 5.4 When a non-multiple family development or use is proposed in an area designated for multiple family development on the Land Use Plan Map, required buffering should occur on the parcel with the non-multiple family development.</p> <p>Policy 5.5 In order to minimize impacts on surrounding single family neighborhoods and necessary public services and facilities, encourage multiple family developments to be dispersed or combined with other uses.</p> <p>Policy 5.6 Encourage multiple family developments to incorporate pedestrian and bicycle circulation systems that connect to schools, recreation and commercial areas. Multiple family developments should also connect with existing and planned trail systems, parks, and open space.</p>	<p>Combine with SV p 11 MFR #1 and Ent MFR 5.10 into CP p 10</p> <p>Duplicate of Ent MFR 5.12</p> <p>Duplicate of Ent MFR 5.5 SV p 11 MFR 3 Also covered in Title 30</p> <p>Duplicate of SV p 11 MFR 4</p> <p>Duplicate of SV p 11 MFR 5 and Ent MFR 5.6</p> <p>Add/combine with CP p 22 Tran/OT/CLU #2</p>

Section	Policy	Action
Multiple Family Residential	Policy 5.7 Encourage the use of xeriscape landscaping in all new developments in addition to retrofitting older areas. Landscaping should comply with the Drought Ordinance and other screening and landscaping standards outlined in the Unified Development Code (Title 30).	Delete – covered in Title 30
	Policy 5.8 Encourage the separation of parking areas, garages, and/or covered parking into courts to avoid creating long corridors of parking areas.	Duplicate of SV p 11 MFR 8
	Policy 5.9 Encourage the layout and design of multiple family buildings to be oriented in varying directions relative to each other, to avoid the monotony of a linear pattern.	Duplicate of SV p 11 MFR 9
	Policy 5.10 Encourage design alternatives and spatial distribution rather than the massing of buildings (massing refers to the bulk of a building.) Design alternatives for massing include varied elevations, roof forms, and surface planes. Building heights should vary within a multiple family development with lower buildings adjacent to streets and surrounding residential uses.	Duplicate of SV p 11 MFR 10 and Ent MFR 5.7, 5.8
	Policy 5.11 All signage should be integrated and compatible with building styles both on-site and with surrounding development. Illuminated signs should be oriented away from residential uses.	Duplicate of Ent MFR 5.9
	Policy 5.12 All exterior light sources should be shielded to direct light rays onto the subject parcel in accordance with the Unified Development Code (Title 30). Lighting design should be sensitive to on-site residential uses.	Delete – covered in Title 30

Section	Policy	Action
<p>Multiple Family Residential</p>	<p>Policy 5.13 Encourage recreation areas within multiple family developments to be located away from arterial and collector streets.</p> <p>Policy 5.14 Organize long block faces (330 feet or greater) to provide a mid block pedestrian green connection that allows access from the street to the drive aisles or parking areas.</p> <p>Policy 5.15 All multiple family developments should meet with the Fire Department Suppression and Prevention divisions at time of building permit submittal.</p> <p>Policy 5.16 Encourage the varying or articulation of decorative block wall faces along streets, especially collectors and arterials, to avoid a monotonous continuous line. Rod iron or similar is encouraged. Incorporate elements to discourage graffiti: inclined grades, landscaping, terracing, and graffiti-resistant wall treatments. Block walls should meet Clark County codes for sight zones.</p>	<p>Duplicate of SV p 33 MU 10 and Ent MFR 5.11</p> <p>Duplicate of Ent MFR 5.4</p> <p>Delete – covered in code.</p> <p>Move to Land Use Policies Document.</p>