

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0511-KOREN STRATEGIC INVESTMENTS:

AMENDED WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping (no longer needed); **2)** increase fill height; **3)** increase retaining wall height; and **4)** waive off-site improvements (curb, gutter, streetlights, and sidewalks).

DESIGN REVIEW for a proposed single-family residential subdivision on 4.51 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the north side of Racel Street and the west side of Sisk Road within Lone Mountain. MK/jor/kh (For possible action)

RELATED INFORMATION:

APN:

125-11-305-002; 125-11-305-004

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate street landscaping along Meisenheimer Avenue where 6 feet of street landscaping consisting of trees and shrubs shall be provided per Section 30.04.01 (a 100% reduction) (no longer needed).
2. Increase fill height to 3.5 feet where a maximum of 3 feet is allowed to be placed a minimum of 5 feet from a shared residential property line per Section 30.04.06F (a 16% increase).
3. Increase the height of a proposed retaining wall to 3.5 feet where a maximum height of 3 feet permitted per Section 30.04.03.C (a 16% increase).
4.
 - a. Waive off-site improvements (curb, gutter, streetlights, and sidewalks) along Racel Street where off-site improvements are required per Section 30.04.08.
 - b. Waive off-site improvements (curb, gutter, streetlights, and sidewalks) along Sisk Road where off-site improvements are required per Section 30.04.08.
 - c. Waive off-site improvements (curb, gutter, streetlights, and sidewalks) along Meisenheimer Avenue where off-site improvements are required per Section 30.04.08.

LAND USE PLAN:

LONE MOUNTAIN - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Acreage: 4.51
- Project Type: Single-family residential subdivision

- Number of Lots: 9
- Density (du/ac): 2
- Minimum/Maximum Lot Size (square feet): 21,590 (minimum gross & net)/21,849 (maximum gross & net)
- Number of Stories: 2
- Building Height: 22 feet, 2 inches (maximum)
- Square Feet: 3,479 to 4,019

Site Plan

The plan depicts a proposed 9 lot single-family residential subdivision on 4.51 acres with a proposed density of 2 dwelling units per acre. The proposed subdivision is located on the north side of Racel Street, the west side of Sisk Road, and the south side of Meisenheimer Avenue. Lots 1 through 6 are primarily on the southern half of the site, and Lots 7 through 9 are on the north half of the site. Access for Lots 1 through 6 is provided via a driveway along Sisk Road which leads west toward a private street and ends on a cul-de-sac bulb. Lots 7, 8, and 9 face north toward Meisenheimer Avenue.

Along the west property line of Lot 7 the applicant is requesting to increase the fill height to 3.5 feet where a maximum of 3 feet is allowed to be placed a minimum of 5 feet from a shared residential property line per Section 30.04.06F. Furthermore, the applicant is requesting to increase the height of a proposed retaining wall along the west property line of Lot 7 to 3.5 feet where a maximum height of 3 feet is permitted per Title 30. Lastly, the applicant is requesting to waive off-site improvements (curb, gutter, streetlights, and sidewalks) along Racel Street, Sisk Road, and Meisenheimer Avenue.

Landscaping

The plan depicts a 6 foot wide landscape strip located south of Lots 1 through 3 adjacent to Racel Street and will include shrubs and 7 large street trees to be planted where 7 large trees are required per Title 30. Along the east property line adjacent to Sisk Road, the landscape plan shows a 6 foot wide landscape strip with 9 large trees where 8 large trees are required.

Lots 7, 8, and 9 include front yards which face north toward Meisenheimer Avenue (a 60 foot wide street), and the applicant is proposing to install trees within the front yard only. The applicant is requesting to reduce the street landscape area along Meisenheimer Avenue where trees and 3 shrubs are required every 30 linear feet of street frontage. Per Title 30, 6 feet of street landscaping is required if off-site improvements are not installed and shall be off-set from one another at equal intervals. The landscape plan shows 10 large trees to be planted within the front yards only, where 9 trees are required along Meisenheimer Avenue. No shrubs or detached sidewalks are proposed. The proposed trees within the front yards will provide 2,350 square feet of tree canopy where 1,645 square feet of tree canopy is required.

The plan shows that within the entire development, 26 Mulga Acacia trees and 69 Greed Desert Spoon shrubs will be planted.

Elevations

The applicant is proposing 2 model home types which are both single story. The maximum overall height of the proposed home design is 22 feet, 2 inches. Both designs feature a 3 car garage, stucco trim, wrought-iron details, optional courtyard, arched shutters, stucco pop-outs, recessed metal gables, entry doors with trim stucco headers, concrete roof tiles, and stone veneer.

Floor Plans

The plans depict areas within the proposed homes to include the following: an optional courtyard, covered entryway, dining room, laundry room, a study, kitchen, bedrooms, great room, 3 car garage, covered patios, master bedroom, a powder room, pantry room, and a covered patio area. The square footage of the proposed homes ranges from 3,479 square feet to 4,019 square feet.

Applicant's Justification

A waiver is requested by the applicant to allow for more than 3 feet of fill within 5 feet from a shared property line. The existing terrain of the undeveloped, neighboring property to the west, APN 125-11-305-001, slopes from the northwest to southeast. This creates a low point near the southeastern property corner. Furthermore, Lot 7 was fronted to Meisenheimer Avenue instead of Racel Street at the request of the neighbors during the Neighborhood Meeting. Fronting the lot to Meisenheimer Avenue caused the lot grading to be sloped opposite of the natural terrain, thus elevating the southwestern corner of the lot 3.5 feet above the existing grade at the shared property line. A maximum height of 3.5 feet of fill will therefore be required, and is requested for the waiver of development standards, to satisfy the design criteria for this site.

Due to the waiver to increase fill height, a subsequent waiver request for the retaining wall height greater than 3 feet is required. The existing terrain of the project site and the grading of Lot 7 to front Meisenheimer Avenue supports the maximum height of 3.5 feet of fill at the western perimeter of the property where there is residential agency. Lastly, a design review is requested for the proposed subdivision design and home floor plans and elevations.

Lastly, a waiver of development standards is being requested to apply non-urban, or rural, street standards for the off-site improvements. The waiver is being requested for the frontages along Meisenheimer Avenue, Sisk Road, and Racel Street. The waiver would omit the curb, gutter, sidewalk, streetlights typically required for 60 foot right-of-way half street improvements. By implementing the waiver, the resulting improvements include pavement widening/installation and landscaping. This waiver allows the proposed subdivision to maintain the rural character of the surrounding area and match the existing off-site improvements adjacent to the site.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-19-500146	10 lot single-family residential subdivision - expired	Approved by BCC	September 2019

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0557	Allowed an over length cul-de-sac and design reviews for increased finished grade and a proposed single-family residential development - expired	Approved by BCC	September 2019
VS-19-0558	Vacated and abandoned right-of-way being Sisk Road - expired	Approved by BCC	September 2019
ZC-0296-01	Reclassified various parcels in the Lone Mountain area from R-U, R-A, and R-E zoning to R-E (RNP-I), R-A (RNP-I), and R-A (RNP-II) zoning	Approved by BCC	September 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
East & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped & single-family residential

Related Applications

Application Number	Request
TM-24-500109	A tentative map for a proposed 9 lot single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

No longer needed.

Waivers of Development Standards #2 & #3

These waivers for increased fill and retaining wall height are primarily located along the west property line of Lot 7. The submitted cross sections show that the applicant is requesting to increase the fill height to 3.5 feet where a maximum of 3 feet is allowed to be placed a minimum of 5 feet from a shared residential property line per Section 30.04.06F. The request is to increase the retaining wall height to 3.5 feet where a maximum height of 3 feet permitted per Section 30.04.03.C. Staff recognizes the increase to the retaining wall height is necessary to accommodate the request to increase fill. Staff finds both requests to be minimal and staff does not anticipate a negative impact on the existing residences to the west. Therefore, staff supports these requests.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Staff finds that the overall layout and design of the proposed subdivision is similar to the existing subdivisions to the north and west. The applicant is proposing 1 story homes which feature a significant amount of exterior architectural features, a 6 foot wide landscaping strip will be provided along Racel Street and Sisk Road, and the overall project design is in character of the surrounding neighborhoods. Staff also supports the design review.

Public Works - Development Review

Waiver of Development Standards #4

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the waiver of development standards for full off-site improvements.

Staff Recommendation

Approval of waivers of development standards #2 and #3 and the design review; denial of waiver of development standards #4.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.

- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county: and that for any sanitary sewer needs, to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

TAB/CAC: Lone Mountain - approval of waivers of development standards #2 through #4 and the design review; denial waiver of development standards #1 (new home buyers to be given a disclaimer so that they are aware of the possible smell and noises from their neighbors that have horses or other farm animals; keep a portion of the road graveled so horses can easily walk on Racel Street and Sisk Road; eliminate street landscaping; and add more intense landscaping along Meisenheimer Avenue).

APPROVALS:

PROTESTS:

APPLICANT: RICHMOND AMERICAN HOMES NEVADA, INC.

CONTACT: KIMLEY HORN, 6671 LAS VEGAS BOULEVARD SOUTH, SUITE 320, LAS VEGAS, NV 89119