

SINGLE FAMILY RESIDENTIAL SUBDIVISION
(TITLE 30)

UPDATE
TEE PEE LN/WASHBURN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0511-TRIPLE TREE:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate sidewalk and allow alternative street landscaping; **2)** increase retaining wall height; and **3)** reduce street intersection off-set.

DESIGN REVIEWS for the following: **1)** single family residential development; and **2)** finished grade on 3.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the east side of Tee Pee Lane and the north side of Washburn Road within Lone Mountain. RM/lm/syp (For possible action)

RELATED INFORMATION:

APN:

125-31-603-001; 125-31-603-004

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Eliminate sidewalk and allow alternative street landscaping along Tee Pee Lane where landscaping and detached sidewalks are required per Section 30.64.030 and Figure 30.64-17.
 - b. Eliminate sidewalk and allow alternative street landscaping along Washburn Road where landscaping and detached sidewalks are required per Section 30.64.030 and Figure 30.64-17.
 - c. Eliminate sidewalk and allow alternative street landscaping along Fisher Avenue where landscaping and detached sidewalks are required per Section 30.64.030 and Figure 30.64-17.
2. Increase the combined retaining wall height and screen wall to 11 feet (5 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 Section 30.64.050 (a 22% increase).
3. Reduce the street intersection off-set to 114 feet where 125 feet is required per Chapter 30.52 (a 9% decrease).

DESIGN REVIEWS:

1. Single family residential subdivision.
2. Increase finished grade to 5 feet where a maximum of 3 feet is the standard per Section 30.32.040 (a 66% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 3.9
- Number of Lots: 7
- Density (du/ac): 1.8
- Minimum/Maximum Lot Size (square feet): 18,923 (minimum net)/23,068 (maximum net)/20,065 (minimum gross)/23,067 (maximum gross)
- Project Type: Single family residential

Site Plans

The plans depict a proposed gated 7 lot single family residential subdivision with a density of 1.8 dwelling units per acre. Access to the development is gated from Washburn Road, which leads to a 40 foot wide private street that terminates at a cul-de-sac bulb on the northern portion of the development. The gated entry is 62 feet wide and set back 50 feet from Washburn Road. Thirty feet will be dedicated for public right-of-way along Tee Pee Lane, Washburn Road, and Fisher Avenue. Along the east property line is a 10 foot drainage easement. Streets are developed per the non-urban street standards. The lots range in size from 18,923 square feet (minimum net) to 23,067 square feet (maximum gross).

Landscaping

The plans depict a 5 foot wide landscape area along all street frontages without sidewalks. Combination 6 foot high CMU block screen walls on top of varying height retaining walls are located at the back of the landscape areas along the street frontage and along the east property line. Retaining walls are proposed as follows: Tee Pee Lane up to 2 foot high, Washburn Road up to 2 foot high, Fisher Avenue up to 2.3 feet, and up to 5 feet on the east property line.

Applicant's Justification

The applicant indicates the proposed development is located within an existing Rural Neighborhood Preservation (RNP) area with existing single family residential to the east. The northern parcel has been used as a dumping site for fill. Due to the undulating terrain, there are low spots within the site that create points of excess fill, which need to be mitigated with grading and the proposed retaining walls to meet the finished floor requirements for future residences. Additionally, the surrounding RNP has no curb, gutter, sidewalk, or street landscaping on the side or rear yards that face the street. The wider street entry is to allow for the gated development which creates the reduced street intersection off-set reduction, which should not impact the traffic on Washburn Road.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Undeveloped
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential

Related Applications

Application Number	Request
TM-23-500107	A tentative map for a 7 lot residential subdivision is a companion item on this agenda.
VS-23-0512	A vacation and abandonment of patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:

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

Analysis

Comprehensive Planning

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

The site is located within a Residential Neighborhood Preservation (RNP-I) overlay where rural street standards remain prevalent. Staff finds that since the parcels to the north, west, and south are not developed, providing landscaping and detached sidewalks are precedents for this neighborhood and the surrounding rights-of-way. Additionally, street landscaping has been provided for a recent residential development 660 feet to the west along Fisher Avenue, within the City of Las Vegas. Staff finds that while similar residential subdivisions have been previously approved, the street landscaping standards were approved to provide improvements throughout the County. Therefore, staff cannot support the request as designed.

Waiver of Development Standards #2

The submitted cross sections show the unique and natural topography of the subject parcel. While staff could support a minimal increase to the retaining walls, there are other design options available to the developer, such as staggered walls along street frontages to reduce the increased grade. Additionally, staff is unable to support the request for reduced street landscaping, which could be designed to provide the required street landscaping with staggered retaining walls; therefore, staff is unable to support this request.

Design Review #1

The subject parcel is located within the Lone Mountain Interlocal Agreement area, and staff does not object to the proposed single family residential development. The proposed development meets the required lot size per Table 30.40-1. However, staff is unable to support other portions of this request; therefore, cannot support this portion of the application.

Public Works - Development Review

Waiver of Development Standards #3

Staff has no objection to the reduction in street intersection off-set for Guthrie Circle and Tee Pee Lane. With landscaping adjacent to the entry streets, visibility will be improved for those entering the site. However, since Planning is recommending denial of the application in its entirety, staff cannot support this waiver.

Design Review #2

This design review represents the maximum grade difference within 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. However, since Planning is recommending denial of the application in its entirety, staff cannot support this design review.

Staff Recommendation

Denial.

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 final zoning inspection.
- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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 4 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;

- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance.
- Applicant is advised 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.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS: 1 card

COUNTY COMMISSION ACTION: October 18, 2023 – HELD – To 12/06/23 – per the applicant.

APPLICANT: TRIPLE TREE

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