

06/21/23 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL DEVELOPMENT
(TITLE 30)

MERANTO AVE/TEE PEE LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0221-LV TEE PEE ROAD ONE, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; and **2)** landscaping.

DESIGN REVIEWS for the following: **1)** a single family residential development; **2)** hammerhead turnaround; and **3)** finished grade on 2.5 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the northwest corner of Meranto Avenue and Tee Pee Lane (alignment) within Enterprise. JJ/al/syp (For possible action)

RELATED INFORMATION:

APN:

176-19-701-006

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase wall height to 12 feet (6 foot screen wall with up to 6 foot retaining walls) where a wall height of 9 feet (6 foot screen wall with a 3 foot retaining wall) is permitted per Section 30.64.050 (a 33.3% increase).
2. Permit an alternative landscaping design with an attached sidewalk along Meranto Avenue where landscaping with a detached sidewalk per Figure 30.64-17 is required.

DESIGN REVIEWS:

1. A detached single family residential development.
2. Permit a hammerhead turnaround at the terminus of a street where a radius cul-de-sac design per Uniform Standard Drawing 212 is the standard.
3. Increase finished grade to 96 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 166.7% increase).

LAND USE PLAN:

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A

- Site Acreage: 2.5
- Number of Lots: 20 (residential lots)/1 (common element)
- Density (du/ac): 8
- Minimum/Maximum Lot Size (square feet): 3,301/4,931
- Project Type: Single family residential development
- Number of Stories: 2
- Building Height (feet): 25
- Square Feet: 2,314 to 2,869
- Open Space Required/Provided: 0/5,589

Site Plans

The plans depict a detached single family residential development consisting of 20 lots on 2.5 acres with a density of 8 dwelling units per acre. The plans depict 2 of the lots on the southeast corner of the site having direct access from Meranto Avenue. Access to the remainder of the lots will be provided by two, 43 foot private streets which will include a 5 foot wide sidewalk on 1 side of the streets. The first private street starts at the entrance of the subdivision on the southwestern portion of the site and goes north where it terminates in a stub street on the northwestern portion of the site. This stub street will provide access to 2 lots. The second private street is perpendicular to the first and terminates in a hammerhead turnaround that is located on the northeast portion of the site. The plan depicts a common lot on the southeastern portion of the site to be used as a park area for the residents.

Landscaping

Typical front yard landscaping will be provided by the future homeowners for the 2 lots on the southeast corner of the development that front onto Meranto Avenue. Meranto Avenue is the side street of 2 corner lots on the east and west sides of the entrance to the development. The plans depict an approximate 6 foot wide landscape area consisting of trees, shrubs, and groundcover along Meranto Avenue with these corner lots. Landscaping consisting of trees, shrubs, and groundcover are also provided in the common element/park area.

Elevations

The plans depict 4 home models that are each 2 stories with a maximum height of 25 feet. Each home has a pitched roof with concrete tile roofing material. The exterior of the homes will have a stucco finish painted in earth tone colors with design elements to include arches and window fenestrations. The homes will also include recesses and pop-outs with variations in the rooflines to break-up the vertical and horizontal surfaces of the structures.

Floor Plans

The plans depict 4 home models that are each 2 stories and between 2,314 square feet and 2,869 square feet in area. The homes will have options for 3 to 4 bedrooms and each model will have a 2 car garage.

Applicant's Justification

The applicant indicates that the proposed residential development is similar in density and intensity as the existing single family developments abutting this site. The proposed use of the

parcel complies with the land use plan and is consistent and compatible with existing and planned land uses in this area. The property is adjacent to existing development to the north, south, and west. The increased fill and retaining wall heights are necessary for the proposed development to match the existing conditions in this area. The applicant indicates the site is limited in size and the proposed hammerhead turnaround will take up less area than the preferred radius cul-de-sac design. Additionally, the existing residential developments abutting this site use the hammerhead turnaround design at the end of the streets.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-20-0010	Waiver for increased wall height and design reviews for a single family residential development	Approved by BCC	February 2020
VS-20-0011	Vacated and abandoned easements - expired	Approved by BCC	February 2020
TM-20-500001	20 lots and common lots for a single family residential subdivision	Approved by BCC	February 2020
ZC-0781-17	Reclassified the site to R-2 zoning for a future residential development	Approved by BCC	November 2017
VS-0782-17	Vacated and abandoned government patent easements - expired	Approved by BCC	November 2017

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E	Undeveloped

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
VS-23-0222	A vacation and abandonment of easements is a companion item on this agenda.
TM-23-500064	A tentative map for a single family residential subdivision 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

There are existing single family residential developments to the north, south, and west that abut this site. These existing developments have established existing conditions for the area which impact the design of this site for drainage and off-site improvements. These are unique circumstances that impact the property and can warrant an increase in retaining wall heights to allow the development of this site to transition into these existing conditions. Therefore, staff has no objection to this request.

Waiver of Development Standards #2

The landscaping proposed by the applicant is similar in design to the landscaping provided along Meranto Avenue for the existing single family residential developments to the west and south of the site. The proposed landscaping along Meranto Avenue will provide a uniform streetscape that is in harmony with the existing developments in this area; therefore, staff can support this request.

Design Reviews #1 & #2

The proposed development is similar in density and intensity as the existing single family residential developments in this area. The site is limited in area and a hammerhead turnaround would take less area away from the proposed lots within the development as a radius cul-de-sac. Additionally, the existing residential developments in this area all use the hammerhead turnaround rather than the radius cul-de-sac design. Therefore, the proposed development is consistent and compatible with the existing residential developments in this area and staff can support these requests.

Public Works - Development Review

Design Review #3

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.

Staff Recommendation

Approval.

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

- Expunge WS-20-0010 and TM-20-500001;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area.
- Applicant is advised that the County is currently rewriting Title 30 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;
- Full off-site improvements;
- Right-of-way dedication to include 30 feet for Meranto Avenue.
- 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: STRIVE ENGINEERING

CONTACT: STRIVE ENGINEERING, 8912 SPANISH RIDGE AVENUE, SUITE 200, LAS VEGAS, NV 89148