

09/20/23 BCC AGENDA SHEET

RESIDENTIAL DEVELOPMENT
(TITLE 30)

HELENA AVE/AL CARRISON ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-23-0447-RODRIGUEZ, MANUEL & ELVA:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate sidewalk and allow alternative landscaping; and **2)** street width.

DESIGN REVIEWS for the following: **1)** a single family residential development; and **2)** finished grade on 4.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the northeast corner of Helena Avenue and Al Garrison Street within Lone Mountain. RM/al/syp (For possible action)

RELATED INFORMATION:

APN:

138-04-302-006; 138-04-302-007

WAIVERS OF DEVELOPMENT STANDARDS:

1. Permit an alternative landscape design with no sidewalks along public streets where a 15 foot wide landscape area with detached sidewalks is required per Figure 30.64-17.
2. Reduce street width to 39 feet where a minimum of 40 feet is required per Uniform Standard Drawing 212 (a 2.5% reduction).

DESIGN REVIEWS:

1. A single family residential development.
2. Increase finished grade by 48 inches where a maximum of 36 inches is standard per Section 30.32.040 (a 33.3% 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: 4.1
- Number of Lots: 8
- Density (du/ac): 2
- Gross Minimum/Maximum Lot Size (square feet): 22,528/25,510

- Net Minimum/Maximum Lot Size (square feet): 18,024/23,324
- Project Type: Single family residential development

Site Plan

The plan depicts a single family residential development consisting of 8 lots with a density of 2 dwelling units per acre. This will be a subdivision for custom homes and no floor plans or elevations were submitted with this request. The site has frontage along Al Garrison Street, Helena Avenue, and Tomsik Street; however, none of the proposed lots will take direct access from these streets. Access to the development will be provided by a 39 foot wide private street with no sidewalks that intersect with Tomsik Street along the eastern boundary of the site and terminates in a cul-de-sac in the western portion of the site.

Landscaping

The plan depicts a minimum 6 foot wide landscape easement located along each of the public streets and along the entrance to the development. These landscape easements will consist of trees, shrubs, and groundcover.

Applicant's Justification

The applicant indicates that the proposed residential development is for custom homes and will be consistent and compatible with the existing development in the area. The proposed development is located within a rural area. The existing developments abutting the site were developed before current Code requirements for detached sidewalks adjacent to a local street. The existing developments abutting the site do not have sidewalks and limited landscaping adjacent to the streets. To develop this site to current Code standards would be out of character with the community. The increase in finished grade is needed to ensure adequate drainage of the site while matching the existing grade of Al Garrison Street to the west and should not have a negative impact on the abutting developments. Similar requests have been approved in the area to reduce street widths and the proposed street width is acceptable to the Clark County Fire Department.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0296-01	Established an RNP-I Overlay District for portions of the Lone Mountain Planning Area	Approved by BCC	September 2001

Surrounding Land Use

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

Related Applications

Application Number	Request
VS-23-0448	A vacation and abandonment of easements is a companion item on this agenda.
TM-23-500093	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

This site is located in a rural area. The abutting developments do not have sidewalks and landscaping adjacent to the public streets is limited. To provide detached sidewalks with landscaping to current Code standards would be out of character with this community. The alternative proposed by the applicant will be in harmony with the existing community and provide a more uniform streetscape. Therefore, staff can support this request.

Design Review #1

The proposed development is a residential subdivision for custom homes, which is consistent and compatible with the existing development abutting the site. The lots comply with the required net and gross lot areas and will be able to accommodate large homes outside the required setbacks. Therefore, staff can support the design review for the subdivision.

Public Works - Development Review

Waiver of Development Standards #2

Staff had no objection to the reduction in street width for private street Prairie Sage Court. The reduction is only a foot and should not cause any conflict with vehicles on the site due to the reduction.

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.

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

- 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;
- Right-of-way dedication to include spandrels.
- 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)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated count; and 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.

APPROVALS:

PROTESTS:

APPLICANT: HORIZONTE HOME, LLC

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