

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0226-LOVEMAN, HAROLD & SARALYN FAM TR & LOVEMAN, SARALYN S. TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) eliminate street landscaping; 2) increase retaining wall height; 3) increase fill; and 4) waive full off-site improvements.

DESIGN REVIEW for a proposed single-family residential subdivision on 5.0 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located north of Tropical Parkway and west of Campbell Road within Lone Mountain.
AB/r/r/cv (For possible action)

RELATED INFORMATION:

APN:

125-29-201-012

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Eliminate street landscaping along Tropical Parkway where 6 feet of landscaping consisting of large trees every 30 feet on center are required per Section 30.04.01D.
 - b. Eliminate street landscaping along Campbell Road where 6 feet of landscaping consisting of large trees every 30 feet on center are required per Section 30.04.01D.
 - c. Eliminate street landscaping along Bright Angel Way where 6 feet of landscaping consisting of large trees every 30 feet on center are required per Section 30.04.01D.
2. Increase the height of a retaining wall near the western property boundary to 6 feet where 3 feet is the maximum height allowed per Section 30.04.03C (a 100% increase).
3.
 - a. Increase fill height to 6 feet where a maximum of 3 feet is allowed to be placed within 5 feet of a shared residential property line per Section 30.04.06F (a 100% increase).
 - b. Increase fill height to 7 feet where a maximum of 6 feet is allowed to be placed from 5 feet to within 20 feet of a shared residential property line per Section 30.04.06F (a 16.7% increase).
4.
 - a. Waive full off-site improvements (curb, gutter, detached sidewalks, streetlights, and partial paving) along Tropical Parkway where required per Section 30.04.08C.
 - b. Waive full off-site improvements (curb, gutter, detached sidewalks, streetlights, and partial paving) along Campbell Road where required per Section 30.04.08C.

- c. Waive full off-site improvements (curb, gutter, detached sidewalks, streetlights, and partial paving) along Bright Angel Way where required per Section 30.04.08C.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Project Type: Single-family residential development
- Number of Lots: 7
- Density (du/ac): 1.4
- Minimum/Maximum Lot Size (square feet): 20,207/37,872 (gross)/20,207/36,362 (net)
- Number of Stories: 1
- Building Height (feet): 21
- Square Feet: 5,180 (minimum)/6,043 (maximum)

Site Plans

The site is within planning area A1 within the Lone Mountain Interlocal Agreement area. The plans show a proposed 7 lot single-family detached residential subdivision. The overall site is 5 acres with a density of 1.4 dwelling units per acre. The lots range in size from 20,207 square feet up to 37,872 square feet and a net size of 20,207 square feet up to 36,362 square feet. Proposed access for Lots 1 through 5 will be from Campbell Road, a local street. Lot 7 is accessed from Bright Angel Way, a local street on the north. Lot 6 is proposed to have direct access to Tropical Parkway, an 80 foot wide collector street on the south. There are no sidewalks indicated, nor any other off-site improvements proposed on any of the streets, which is the subject of a waiver request. A 5 foot wide private drainage easement is located along the west side of the property. A retaining wall which is up to 6 feet in height is proposed to be located 5 feet from the western property boundary and on the east side of the drainage easement. The retaining wall is proposed to be reduced to 3 feet in height within the 40 feet of Lots 6 and 7 front property lines, which front on Tropical Parkway and Bright Angel Way, respectively. The increased fill is located along the western portion of the site and to the east of the retaining wall.

Landscaping

Landscape plans were not submitted as eliminating landscape along all 3 public rights-of-way is the subject of a waiver request.

Elevations

The elevations indicate 1 story detached single-family homes throughout the development. Three models each with 4 elevation options are proposed with American traditional, and contemporary designs and finishes. The residences are proposed to be a maximum height of 21 feet. The exterior of the residences consists of stucco finishes, siding, stone veneer accents, pitched concrete tile roofs, and window pop-outs.

Floor Plans

Three floor plans are provided which range in size from 3,875 square feet to 4,620 square feet of livable space and 5,180 square feet to 6,043 square feet of total area including garages, covered entries, covered patios, and courtyards. Each plan features 4 bedrooms, great room, game/media/bonus room, kitchen, and large walk-in closets. One model features an attached multi-gen room with a separate entry. Two models include 2 attached 2 car garages, and a third model includes a single attached 3 car garage.

Applicant's Justification

The proposal is designed to follow rural neighborhood preservation standards. They do not have streetlights, curb, gutter, and sidewalks. The applicant would like to keep the streets as currently developed conditions. The topography shows a slope ranging from 3.3% to 5% from west to east. Flows from the BLM property to the west are proposed to be diverted to the south and north in a 5 foot drainage easement along the western boundary of the site. This creates a condition for a maximum 6 foot retaining wall along the east side of the drainage easement with a 6 foot high screen wall on top. Due to the pad size, the grade is approximately 6 foot or more in elevation. Therefore, a waiver is requested to allow 6 feet of fill within 5 feet, and more than 6 feet within 20 feet of the shared property line to the west. The applicant would like to waive the street landscape requirements to give the neighborhood a rural feel. The client will install landscaping in the front yard of all the homes. Three floor plans with 4 different elevations are proposed which will blend nicely with the existing neighborhood.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0296-01	Established the RNP-I overlay in Lone Mountain	Approved by BCC	March 2001

Surrounding Land Use

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

Related Applications

Application Number	Request
VS-25-0225	A vacation and abandonment of easements is a companion item on this agenda.
TM-25-500056	A tentative map for a 7 lot single-family residential development 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

Street landscaping consisting of a minimum 6 foot wide strip with trees planted every 30 feet is required along the frontage of all the adjacent streets; Tropical Parkway, Campbell Road, and Bright Angel Way. Based on a total street frontage of approximately 1,044 feet, excluding driveways, an equivalent canopy of 35 large trees is required. While the applicant indicates that the developer intends to landscape the front yards of the homes, staff finds the purpose of providing street landscaping is to provide necessary shading of this area and street trees are beneficial for the reduction of heat caused by an increase in pavement. Since no trees are being proposed with required 6 foot area, staff cannot support this request.

Waivers of Development Standards #2 & #3

The purpose reviewing increased retaining wall height and fill is to assure that there are no negative impacts of these improvements on the surrounding properties. Staff finds that the requested fill and retaining walls are the result of necessary modifications to the site due to the drainage needs of the proposed subdivision. However, the standards for the NPO-RNP state that waivers for increased retaining wall height are strongly discouraged. It may also be possible to tier the fill areas so that fill height and retaining wall height standards are met. Therefore, staff cannot support 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.

The architectural design of the residences is consistent with the existing single-family homes in the area and the development is similar in density to the existing single-family development within the immediate area. The elevations provided indicate that the development will consist of 1 story homes which is consistent with the existing single-family developments surrounding the site which include both 1 and 2 story homes. The building design includes at least 2 architectural

features on each side of the home including covered entries, covered patios, variable rooflines, and window trim. Two of the models also include side loading garages. The design supports Master Plan Policies for the Lone Mountain area including LM-1.2, LM-1.3, and LM-1.4 which encourage compatible infill development and lot sizes of 20,000 square feet or greater. However, since staff does not support the waivers, staff cannot support 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

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 approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.
- 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;
- Traffic study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Right-of-way dedication to include 30 feet for Bright Angel Way, 30 feet for Campbell Road and 40 feet for Tropical Parkway;
- Applicant to construct a 5 foot asphalt path along Bright Angel Way, Campbell Road and Tropical Parkway;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;

- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.
- Applicant is advised that off-site improvement permits may be required.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; 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; and that an interlocal agreement with City of Las Vegas will also be required.

TAB/CAC: Lone Mountain - approval of waiver of development standards #4 and the design review; denial of waivers of development standards #1 through #3.

APPROVALS:

PROTESTS:

APPLICANT: D.R. HORTON, INC.

CONTACT: DHI ENGINEERING, 1081 WHITNEY RANCH DRIVE, HENDERSON, NV 89014