

08/18/21 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL SUBDIVISION  
(TITLE 30)

CRAIG RD/PARK ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-21-0315-TP ESTATES IRR BUSINESS TRUST:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** wall height; and **2)** off-site improvements (including curb, gutter, sidewalk, streetlights, and partial paving).

**DESIGN REVIEWS** for the following: **1)** finished grade; and **2)** single family residential subdivision on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the south side of Craig Road, the east side of Park Street, and the north side of Helena Avenue within Lone Mountain. RM/jt/jo (For possible action)

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RELATED INFORMATION:

**APN:**

138-06-701-002

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase wall height to 12 feet (6 foot retaining wall and 6 foot screen wall) where 9 feet is the maximum height (3 foot retaining wall and 6 foot screen wall) per Section 30.64.050 (a 33% increase).
2. Waive full off-site improvements on Craig Road (including curb, gutter, sidewalk, streetlights, and partial paving) where full off-site improvements are required per Chapter 30.52.

**DESIGN REVIEWS:**

1. Increase finished grade to 60 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 233% increase).
2. Single family residential subdivision.

**LAND USE PLAN:**

LONE MOUNTAIN - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 5
- Number of Lots: 8
- Density (du/ac): 1.6

- Minimum/Maximum Lot Size (net square feet): 16,231/18,631
- Minimum/Maximum Lot Size (gross square feet): 20,316/23,043
- Project Type: Single family residential subdivision
- Number of Stories: 1
- Building Height (feet): 20
- Square Feet: 3,638/3,685/4,022
- Parking Required/Provided: 16/16

### Site Plan

The site plan depicts an 8 lot single family residential subdivision. Access to the site is provided by a 39 foot wide gated private street that extends south from Craig Road and terminates in a cul-de-sac at the southern portion of the site. The 2 northern parcels are 16,231 square feet and 16,801 square feet (Title 30 allows net lot size to be reduced to 16,200 square feet when the lots are adjacent to a collector street, such as Craig Road). Waivers of development standards are requested to not install full off-site improvements on Craig Road (including curb, gutter, sidewalk, streetlights, and partial paving), to increase the block wall height and to increase finished grade up to 60 inches. The increased block wall height and increased finished grade are required along the northern and eastern portions of the site.

### Landscaping

Landscaping includes 10 foot wide landscape strips on either side of the gated entrance, a 6 foot to 10 foot wide landscape strip along Craig Road on the north side of the site, a 6 foot wide landscape strip along Park Street on the west side of the site, and a 6 foot wide landscape strip along Helena Avenue on the south side of the site. Twenty-four inch box trees are spaced 30 feet on center in the landscaping strips. An equestrian trail is shown along the south side of the site, adjacent to Helena Avenue.

### Elevations

The elevations depict single story home models with stucco exterior finish, stone veneer accents, parapet walls along portions of the roofs, and concrete tiles on pitched roof elements up to 19 feet tall. A detached casita option and a detached RV garage option both include the same exterior materials as the residences, and they extend up to 14 feet and 20 feet high, respectively.

### Floor Plans

The single family residences are 3,638 square feet, 3,685 square feet, and 4,022 square feet. The casita option is approximately 600 square feet, and the RV garage options are up to 950 square feet.

### Applicant's Justification

According to the applicant, the single family residential subdivision with stylish high-end estate homes is appropriate for the area. Additionally, the waivers of development standards and design reviews are necessary and will not create any negative impacts. For example, the increased retaining wall height and increased finished grade will be located on the north and east sides of the site due to the topography, which includes a 12 foot elevation change from west to east. Lastly, the waiver of off-site improvements along Craig Road will maintain the rural nature

of the Residential Neighborhood Preservation area, which does not include full off-site improvements along Craig Road.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
WS-1209-06	Reduced lot area in conjunction with a 9 lot single family subdivision - expired	Approved by PC	October 2006
TM-0359-06	9 lot single family subdivision - expired	Approved by PC	October 2006

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential
South	Public Facilities	R-E (RNP-I)	Undeveloped
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped

**Related Applications**

<b>Application Number</b>	<b>Request</b>
TM-21-500099	A tentative map for an 8 lot 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**

**Current 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

While an increase in retaining wall height could create a negative visual impact, the applicant has provided additional landscaping along Craig Road, which ranges in width from 6 feet wide to 10 feet wide, to help soften the appearance of the monotonous block wall. In addition, the property to the east is undeveloped, and the increase in retaining wall height is due to the existing topography of the site, which slopes significantly from west to east. Therefore, staff can support the request.

### Design Review #1

Urban Specific Policy 37 in the Comprehensive Master Plan states gated communities are discouraged in estate residential areas. Although this subdivision is gated, the gated access is provided from Craig Road, which is a collector street that will carry a higher traffic volume. As a result, the gates will limit unnecessary traffic from Craig Road into the subdivision.

Additionally, the design of the single family residences complies with Urban Specific Policy 43, which states in part that projects should reduce the visual dominance of garages, and Urban Specific Policy 44, which states that garages should be located behind the front façade of the house. Here, the garage doors are located on the sides of some of the single family residences. This helps reduce the visual impact on the street and improves the aesthetic quality of the homes. Lastly, the homes include varied rooflines and varied architectural elements on all sides. As a result, staff can support the design review for the single family subdivision.

### Waiver of Development Standards #2

Staff has no objection to the request to not install full off-site improvements on Craig Road. This request will allow the new subdivision to develop while leaving the existing non-urban street standards in place, as was permitted with the surrounding developments.

### Design Review #1

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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;
- Right-of-way dedication to include 40 feet for Craig Road, 30 feet for Helena Avenue, 30 feet for Park Street, and associated spandrels;
- 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;
- All other right-of-way and easement dedications to record with the final map;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- 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.

**Building Department - Fire Prevention**

- 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:** Lone Mountain - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** PINNACLE HOMES

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