

## 11/20/24 BCC AGENDA SHEET

### APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

#### **TM-24-500108-USA:**

**TENTATIVE MAP** consisting of 39 single-family residential lots and 2 common lots on a 22.14 acre portion of 32.12 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the south side of Craig Road, north of Florine Avenue (alignment), east of Chieftain Street, and west of Fort Apache Road within Lone Mountain. RM/hw/kh (For possible action)

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### RELATED INFORMATION:

#### **APN:**

138-06-801-004; 138-06-801-011 ptn

#### **LAND USE PLAN:**

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

#### **BACKGROUND:**

##### **Project Description**

###### General Summary

- Site Address: N/A
- Site Acreage: 22.14 (site)/32.12 (overall)
- Project Type: Single-family detached residential subdivision
- Number of Lots: 39
- Density (du/ac): 1.76
- Minimum/Maximum Lot Size (square feet): 16,801/31,317 (gross)/12,927/22,386 (net)

###### Project Description

The plans depict the proposed single-family detached subdivision will be located on a 22.1 acre portion of a larger 32.1 acre site located at the southeast corner of Craig Road and Chieftain Street. The plans show a 10 acre portion located in the southwest portion of the overall site will be split off from the site and will remain undeveloped under the ownership of the Bureau of Land Management. The plans show the site will be divided into 39 lots with a density of 1.76 dwelling units per acre. The site will be accessed solely from Fort Apache Road from a 56 foot wide private street being Manari Avenue. The entry street will contain an access gate, an egress gate, 2 medians, and a call box. The main entry street splits into 2 smaller 39 foot east-west private streets to the west of the gate and intersect with a main north-south 39 foot wide private street located on the west side of the site. This main private street extends the length of the site and terminates in the north with a 39 foot wide small stub street. In the south, the main private street terminates in an east-west 41 foot wide private street. This southern private street terminates in a hammerhead cul-de-sac in the east and a stub street in the west. There are rows of lots on each side of the internal private streets. The lot ranges in size from 16,801 square feet up

to 31,317 square feet in terms of gross lot area and from 12,927 square feet up to 22,386 square feet in terms of net lot area. All driveways are shown to be a least 20 feet long.

### Landscaping

The plan shows that a 5 foot wide existing detached sidewalk is provided along the portions of Fort Apache Road that are adjacent to the site with street trees being planted within a 5 foot wide landscape strip behind the sidewalk. Sidewalks on the remaining exterior roads are not provided. Additionally, a 6 foot wide landscape strip is provided along the north side of the portion of Hickam Avenue that will remain. Along all other exterior roads, a 5 foot wide landscaping strip is provided on-site behind the property line, except for within sight zone and where driveways and drainage and other easements are proposed. Within these landscaping strips are a single row of alternating Shoestring Acacia (*Acacia Stenophylla*) and Indian Rosewood (*Delbergia Sisso*) trees generally spaced every 30 feet on center. Overall, a total of 101 large trees are required with 110 large trees provided throughout the site. Additionally, 5 foot landscaping strips with various shrubs species are provide on the east side of the main north-south street between the Hickam Avenue and Helena Avenue alignments and on the west side of the north-south street directly to the west of the entrance gate.

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family detached residential
South	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20 & RS10	Single-family detached residential
East	Ranch Estate Neighborhood (up to 2 du/ac) & City of Las Vegas	RS20 (NPO-RNP) & R-PD2	Single-family detached residential & undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac) & Open Lands	RS20 (NPO-RNP)	Single-family detached residential & undeveloped

### **Related Applications**

<b>Application Number</b>	<b>Request</b>
VS-24-0509	A vacation and abandonment of patent easements, BLM right-of-way grants, and rights-of-way is a companion item on this agenda.
WS-24-0510	A waiver of development standards for a single-family residential subdivision 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**

Staff finds that the proposed residential subdivision is similar in design to other subdivisions in the area with the average lot size exceeding 20,000 square feet. The street network provided allows for sufficient access to each lot and will access an arterial street. With that said, staff is

concerned that the reduction in the front setback and the reduced lots sizes could lead to increased impacts on surrounding properties and those within the subdivision without any additional mitigation provided. In addition, staff finds that the reduced net lot area could cause future undue burdens for those living in the subdivision and could inhibit the future use of these lots. The reduced lot sizes are also inconsistent with the Lone Mountain Interlocal Agreement. Staff is also concerned that given the number of lots within the subdivision and the overall size of the site, 2 through access points could be provided and the lack of an additional escape point could be a safety issue. In addition, staff finds that breaking-up the natural street grid within this area and the removal of a regularly used street will have great impacts on the movement of people within this area, given that these existing streets could be incorporated into the design of the subdivision. Finally, the use of hammerhead cul-de-sacs and street stubs is not the preferred design of terminating street and given the number of lots that will access the hammerhead and stubs, staff has concerns that the design would impact the proper movement of traffic within the site and could impact the lots adjacent to these terminating points. Staff ultimately finds that the proposed design of the subdivision is violating Master Plan Policies 1.3.5 and 1.5.3, and Lone Mountain Specific Policy LM-1.4, which emphasize the development of neighborhoods which protect the traditional rural activities within the NPO-RNP and Ranch Estate Neighborhood areas and which foster the development of neighborhoods with lots which contain at least 20,000 square feet in area in the Lone Mountain area. For these reasons, staff is unable to support this request.

### **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:

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards completion; 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);
- Coordinate with Public Works - Design Review for approved turnarounds for Hickam Avenue and Helena Avenue;

- Right-of-way dedication to include 40 feet for Craig Road, 30 feet for Chieftain Street, 50 feet for Fort Apache Road, 18 feet for Hickam Avenue, and associated spandrels.

**Building Department - Addressing**

- Approved street name list from the Combined Fire Communications Center shall be provided;
- All streets shall have approved street names and suffixes.

**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 - denial.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** TEMPLETON DEVELOPMENT

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