

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0873-NELSON, ROY C.:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate sidewalks and landscaping; and **2)** full off-site improvements.

DESIGN REVIEW for a single family residential subdivision on 2.1 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the southwest corner of Red Coach Avenue and Buffalo Drive within Lone Mountain. RM/mh/syp (For possible action)

RELATED INFORMATION:

APN:

138-04-604-004

WAIVERS OF DEVELOPMENT STANDARDS:

1. a. Eliminate the detached sidewalks and landscaping along Red Coach Avenue where a minimum 15 foot wide landscape area and a detached sidewalk is required per Figure 30.64-17.
- b. Eliminate the detached sidewalks and landscaping along Buffalo Drive where a minimum 15 foot wide landscape area and a detached sidewalk is required per Figure 30.64-17.
2. Waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Red Coach Avenue and Buffalo Drive where required per Section 30.52.040.

LAND USE PLAN:

LONE MOUNTAIN - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.1
- Project Type: Single family residential subdivision
- Number of Lots/Units: 4
- Density (du/ac): 1.93
- Minimum/Maximum Gross Lot Size (square feet): 20,658/26,756
- Minimum/Maximum Net Lot Size (square feet): 17,930/19,863
- Number of Stories: 1
- Building Height (feet): Up to 24
- Square Feet: 2,752 (minimum)/3,756 (maximum)

Site Plan

The plan depicts a 4 lot single family residential subdivision oriented around a private cul-de-sac. The subdivision is located south of Red Coach Avenue and west of Buffalo Drive, with a 40 foot wide private street connection from Red Coach Avenue ending in a cul-de-sac. The lots range in size from 17,930 net square feet to 19,863 net square feet. There is an existing natural gas utility facility on the northeast corner of the site that will remain. It is enclosed by an existing block wall and has a 5 foot wide attached sidewalk to the north and east. There is a waiver of development standards request to waive off-site improvements including partial paving, curb, gutter, sidewalk, and streetlights. The site is located in Planning Area A1 on the Lone Mountain Interlocal Agreement.

Landscaping

The plans depict 6 foot high screen walls that will buffer the subdivision from existing residential development to the west and south, as well as from Red Coach Avenue to the north and Buffalo Drive to the east. The applicant is requesting to eliminate required landscaping and detached sidewalks along Red Coach Avenue and Buffalo Drive.

Elevations

The plans show 4 distinct elevations for one-story, up to 24 foot high, single family detached homes. The elevations reflect Spanish Colonial and Prairie Ranch designs and finishes, with concrete tile roofs proposed for each home.

Floor Plans

The plans show 4 distinct floor plans, which range from 2,752 square feet to 3,756 square feet. Each layout features a garage that can accommodate a minimum of 2 vehicles, along with standard residential features such as bedrooms, bathrooms, kitchens, and dining rooms.

Applicant's Justification

The applicant states that eliminating detached sidewalks and landscaping along Red Coach Avenue and Buffalo Drive is consistent with the surrounding development and will maintain the rural character of the area. The applicant adds that waiving off-site improvement requirements will also be consistent with the existing development in the area.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-0417-04	Utility facility consisting of a natural gas pressure limitation station	Approved by PC	April 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	R-E	Single family residential
East	City of Las Vegas	R-1	Single family residential

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential

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

Code requires detached sidewalks with a landscape buffer to be provided along streets in residential areas to ensure safety and reduce the urban heat island effect in neighborhoods. The proposed elimination of required landscaping along Red Coach Avenue and Buffalo Drive is inconsistent with the area since the subdivision on the northwest corner of Red Coach Avenue and Buffalo Drive has perimeter landscaping, as does the school to the west. Staff finds that the request to eliminate required detached sidewalks along both streets is also inconsistent with the surrounding development in the area, as other properties in the area feature sidewalks, including directly across the street on Buffalo Drive. Staff finds that the elimination of detached sidewalks will have adverse impacts on the surrounding neighborhood; therefore, staff cannot support this request.

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.

Staff understands that the net lot size is due to the multiple easements located on the subject lot. However, the proposed lot size conflicts with the Lone Mountain Interlocal Agreement that requires a minimum of 18,000 square feet net lot size, with a goal of at least 18,500 square feet. As a result, staff cannot support the design review.

Public Works - Development Review

Waiver of Development Standards #2

Staff cannot support not installing off-site improvements on Red Coach Avenue and Buffalo Drive. The site currently has off-sites around the spandrel that terminate suddenly. 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:

- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; 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;
- Execute a Restrictive Covenant Agreement (deed restrictions).

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; 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 (6 foot buffer on Buffalo Drive and Red Coach Avenue; waiver of development standards #1a (waive off-sites on Red Coach Avenue not Buffalo Drive) off-site improvements required on Buffalo Drive only; and minimum lot size to match the revised plan of 18,089 net square feet).

APPROVALS:

PROTESTS: 11 cards

COUNTY COMMISSION ACTION: February 21, 2024 – HELD – To 03/06/24 – per the applicant to return to the Lone Mountain Town Board.

COUNTY COMMISSION ACTION: March 6, 2024 – HELD – To 03/20/24 – per the applicant.

APPLICANT: SUMMIT HOMES OF NEVADA

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