

05/18/21 PC AGENDA SHEET

DRIVEWAY WIDTH
(TITLE 30)

GRAND TETON DR/TORREY PINES DR

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0146-GREYSTONE NEVADA, LLC:

WAIVER OF DEVELOPMENT STANDARDS for driveway geometrics in conjunction with a single family residential development on 12.9 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the south side of Grand Teton Drive and the east side of Torrey Pines Drive within Lone Mountain. MK/jor/ja (For possible action)

RELATED INFORMATION:

APN:

125-14-501-001; 125-14-501-002; 125-14-502-001

WAIVER OF DEVELOPMENT STANDARDS:

Increase the driveway width to 60 feet where 28 feet is the maximum allowed per Uniform Standard Drawing 222 (a 114% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Acreage: 12.9
- Number of Lots: 24
- Density (du/ac): 1.6
- Minimum/Maximum Lot Size (square feet): 21,868/22,078 (gross)/18,735/20,685 (net)
- Project Type: Driveway width increase

History & Site Plan

The submitted plan depicts a single family residential subdivision on 12.9 acres located on the southeast corner of Torrey Pines Drive and Grand Teton Drive. A tentative map (TM-19-500148) was previously approved for the following site design elements: access to the site is located along Jo Marcy Drive via 3 separate driveway entrances which lead into 3 separate private streets, the private streets terminate in a northerly direction within a cul-de-sac bulb, the minimum net lot size is 18,735 square feet and the maximum net lot size is 20,685 square feet,

and lastly, the proposed subdivision depicts 24 residential lots and 4 common lots with a density of 1.6 dwelling units per acre.

A waiver of development standards (WS-19-0565) was also previously approved for off-site improvements (curb, gutter, streetlights, sidewalks, and partial paving) and a design review for increase finished grade (the request was for 36 inches where 18 inches is the maximum allowed) and a design review for single family residences. Furthermore (VS-19-0564) was approved to vacate Mustang Street which would allow the previously approved tentative map to properly combine all 3 parcels into 1 subdivision.

The applicant is requesting to waive the maximum driveway width requirement of 28 feet for homes that have 3 car garages.

Floor Plans

The design plans for the homes include 2, 3, and 4 or more car garages with an RV garage addition, thus expanding the driveway width to a maximum of 60 feet. The Uniform Standard drawings depict that the maximum driveway width is 28 feet for homes with 3 car garages. Various driveway widths for the design of the home plans vary from 16 feet, 37 feet, 52 feet, and 60 feet wide. The applicant is requesting to waive this requirement to better accommodate the design of the homes.

Applicant’s Justification

Per the justification letter, the applicant states that in order for unimpeded vehicular ingress and egress for homes with 3 or 4 car garages, a wider driveway (maximum of 60 feet) is needed. Four distinct floor plans have been previously approved with garages that vary from 2, 3, to 4 or more car garages with an RV garage addition. A lot fit analysis shows that the driveways do not dominate the front yard areas; therefore, the design of the homes still meets the Title 30 standards where no more than 60% of the front and side yards can be comprised of hardscape Section 30.64.030. The proposed driveways do not impact the roll curbs, site drainage, or pedestrian accessibility.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-19-0564	Vacated and abandoned a portion of right-of-way being Mustang Street	Approved by BCC	September 2019
WS-19-0565	Waived off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving), and a design review for increased finished grade, and for a single family residential development	Approved by BCC	September 2019
TM-19-500148	24 single family residential lots and 4 common elements	Approved by BCC	September 2019
ZC-0296-01	Reclassified various parcels in the Lone Mountain area from R-U, R-A, and R-E zoning to R-E (RNP-I), R-A (RNP-I), and R-A (RNP-II) zoning	Approved by BCC	September 2001

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Current Planning

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.

Public Works – Development Review

The subdivision is located in a Rural Neighborhood Preservation area where estate homes are built that are somewhat different than the standard housing types seen in the Las Vegas Valley. As such, it is not uncommon to have wide front yards and numerous garages to accommodate a variety of vehicles and storage needs. All of the driveways front on private streets so there will be no impact to any public infrastructure. Since the proposed driveways will comply with all of the other provisions from Uniform Standard Drawing 222 and Title 30, staff does not object to the width of the driveways.

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

- 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 2 years of approval date or it will expire.

Building Department - Fire Prevention

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GREYSTONE NEVADA, LLC

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