

SINGLE FAMILY RESIDENTIAL DEVELOPMENT
(TITLE 30)

ANN RD/DAPPLE GRAY RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0344-GORDON, JAMES PATRICK TRUST & GORDON, JAMES PATRICK TRS:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce lot area; **2)** increase wall height; and **3)** allow modified driveway design standards.

DESIGN REVIEWS for the following: **1)** single family residential development; and **2)** finished grade on 7.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the south side of Ann Road, and the east and west sides of Dapple Gray Road (alignment) within Lone Mountain. RM/md/jo (For possible action)

RELATED INFORMATION:

APN:

125-32-101-005; 125-32-102-033

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the gross lot area to 18,608 square feet where a minimum lot area of 20,000 square feet is required per Table 30.40-1 (a 7% reduction).
2. Increase combined screen wall/retaining wall height up to 12 feet (6 foot retaining wall/6 foot screen wall) where a maximum wall height of 9 feet (3 foot retaining wall/6 foot screen wall) is permitted per Section 30.64.050 (a 25% increase).
3. Reduce the driveway distance to the property line to zero feet where a minimum distance of 6 feet is required per Uniform Standard Drawing 222 (a 100% reduction).

DESIGN REVIEWS:

1. Single family residential development.
2. Increase finished grade to 84 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 367% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 7.1

- Number of Lots: 12
- Density (du/ac): 1.7
- Minimum/Maximum Lot Size (square feet): 18,608/26,273 (gross)/18,608/26,273 (net)
- Project Type: Single family residential development
- Number of Stories: 1
- Building Height (feet): Up to 23
- Square Feet: 3,001 to 3,704

Site Plans

The plans depict a proposed single family residential development consisting of 12 lots on 7.1 acres for a density of 1.7 dwelling units per acre. The minimum and maximum gross lot sizes are 18,608 square feet and 26,273 square feet respectively. A waiver of development standards is required to reduce the gross lot area for Lot 3 and Lot 4. The minimum and maximum net lot sizes are 18,608 square feet and 26,273 square feet, respectively. The primary ingress and egress to the proposed development is via Dapple Gray Road, while 2 lots have access to Stephen Avenue. A waiver of development standards is required to reduce the driveway distance to a property line to zero feet for Lot 7. Two of the public streets adjacent to the site, Dapple Gray Road and Stephen Avenue, will be developed to non-urban standards with the minimum required paving (32 feet) per Air Quality Regulations; however, since the streets are local residential streets within a Rural Neighborhood Preservation (RNP) area, no waiver for off-site improvements is required. This request also includes a design review to increase finished grade primarily located along the east perimeter of the project site within the rear yard of Lots 2 through 8. Due to the increase in finished grade, a waiver of development standards is necessitated to increase the height of a combined screen wall/retaining wall height of up to 12 feet along the east property line of the site, adjacent to Lot 5 and Lot 6. Screen wall/retaining wall height of up to 12 feet will also be located adjacent to Lots 2, 8 and Lot 11.

Landscaping

The plans depict a proposed landscape area measuring 6 feet in width, consisting of trees and shrubs, located adjacent to Lot 8 along Ann Road and Lot 2 and Lot 11 along Stephen Avenue. The 2 landscape areas are located immediately adjacent to a combined screen wall/retaining wall measuring between 10 feet to 12 feet in height. By providing a minimum landscape area of 3 feet adjacent to Ann Road and Stephen Avenue, the required side street (corner) setbacks for Lots 2, 8, and Lot 11 may be reduced from 15 feet to 10 feet, per the Development Code. An existing 5 foot wide detached sidewalk, adjacent to a 3 foot wide landscape area consisting of groundcover, is located along Ann Road.

Elevations

The plans depict single story model homes with a maximum height of 23 feet. The plans submitted depict 3 models with a total of 9 elevations with each residence having potential architectural and design variations. The building materials consist of concrete tile roofs, stucco finished walls with decorative pop-outs, stone veneer accents, and fenestration on windows and doors.

Floor Plans

The plans depict 3 different models with 2 to 3 car garages ranging between 3,001 square feet to 3,704 square feet. The floor plans feature multiple bedrooms, dining room, great room, kitchen and bathrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states Lot 3 and Lot 4 are below the required minimum gross area and, in order to provide the developer the flexibility to propose a wider variety of architectural models, the minimum lot width needs to be at least 87 feet. This encumbers the layout of the site and restricts all lots from reaching the required 20,000 gross square footage for R-E zoning. A waiver is requested to permit a zero setback from the property line adjacent to the driveway of Lot 6. Lot 6 is a flag lot consisting of a minimum width of 20 feet along the Dapple Gray Road. Therefore, the width of the lot entrance restricts having the minimum 6 foot setback from the property line. The Lone Mountain area is a steep area with larger lot sizes of at least 20,000 square feet which generally require more fill to make-up for the grade difference and achieve a flat pad for the residential lots. Therefore, a waiver is necessary to increase the combined screen wall/retaining wall height. The maximum finished grade is 6.68 feet above the existing grade along south of Lot 8. Most of the site fill will be generally located along the east perimeter of the site near the rear Lots 2 through Lot 8. This request for fill heights will exceed the currently allowed retaining wall height maximums outlined in Title 30. This request is necessary to direct storm run-off around habitable structures and provide adequate flood protection.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-18-0954	Waived off-site improvements and increased finished grade in conjunction with a single family residential development	Approved by BCC	January 2019
TM-18-500226	11 lot single family residential development	Approved by BCC	January 2019
ZC-0296-01	Reclassified the project site from R-E to R-E (RNP-I) zoning	Approved by BCC	July 2001

Surrounding Land Use

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

Related Applications

Application Number	Request
TM-21-500107	A tentative map for 12 single family residential lots 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

Staff finds the reduction to the minimum gross lot size for Lot 3 and Lot 4 should have minimal to no impact on the surrounding land uses. Furthermore, the minimum net lot size of 18,500 square feet is maintained per the Lone Mountain Specific Policy. Therefore, staff recommends approval.

Waiver of Development Standards #2

The existing topography of the project site warrants an increase to the height of the proposed screen wall/retaining wall along the east property line. The increased wall height should have minimal to no impact on the surrounding land uses. Therefore, staff recommends approval.

Design Review #1

Per Section 30.48.170 of the Development Code, the purpose of the Residential Neighborhood Preservation (RNP-I) Overlay District is to ensure that the character of rural development is preserved. The RNP-I Overlay requires an area designated within any of the various adopted land use plans be maintained as low density residential development not to exceed an overall density of 2 dwelling units per acre. Staff finds the proposed density of this single family residential development is compatible and consistent with the planned and existing uses in the immediate area. The proposed subdivision is compliant with Land Use Goal 5 of the Comprehensive Master Plan which encourages opportunities for developing low density residential areas as a lifestyle choice. Therefore, staff recommends approval.

Public Works - Development Review

Waiver of Development Standards #3

The requested driveway waiver is for Lot 6 only, which is a flag lot. As a flag lot, the width of the lot at the street does not allow a standard driveway and compliance with the minimum driveway separation. Since this is a common request for flag lots, staff has no objection to the request.

Design review #2

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

- Expunge WS-18-0954;
- Coordinate with Public Works to install large equestrian signs within the unpaved portion of Dapple Gray Road designating the equestrian trail alignment to alert drivers to the presence of riders and horses.
- 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;
- Right-of-way dedication to include 50 feet for Ann Road, 30 feet for Dapple Gray Road, 30 feet for Stephen Avenue, 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);
- Coordinate with Public Works - Design Division for the Ann Road improvement project;
- Dedicate any right-of-way and easements necessary for the Ann Road improvement project.

- 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

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Lone Mountain - approval (shoulder material on the road shall meet public works requirements for aggregate and drainage).

APPROVALS:

PROTESTS:

APPLICANT: STRIVE ENGINEERING

CONTACT: STRIVE ENGINEERING, 8912 SPANISH RIDGE AVE., STE 200, LAS VEGAS, NV 89148