

01/04/23 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

RED COACH AVE/PARK ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0636-HORIZONTE HOME LLC:

WAIVER OF DEVELOPMENT STANDARDS for increased wall height.

DESIGN REVIEW for finished grade on 5.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the southwest corner of Red Coach Avenue and Park Street within Lone Mountain. RM/sd/syp (For possible action)

RELATED INFORMATION:

APN:

138-06-610-001 through 138-06-610-009

WAIVER OF DEVELOPMENT STANDARDS:

Increase the height of a combination screen wall/retaining wall to 12 feet (6 foot screen wall with a 6 foot retaining wall) where a maximum height of 9 feet (6 foot screen wall with 3 foot retaining wall) is permitted per Section 30.64.050 (a 33.4% increase).

DESIGN REVIEW:

Increase finished grade to 112 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 211.2% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 4505; 4510; 4530; 4525; 4555; 4570; 4575; 4590; & 4595 Mountain Desert Circle
- Site Acreage: 5
- Number of Lots/Units: 9
- Project Type: Single family residential subdivision

Site Plans

The plans depict an approved 9 lot single family residential subdivision located in Lone Mountain. Access to the subdivision is from Park Street to a private street with a cul-de-sac at

both the north and south ends. The applicant is requesting an increase in the retaining wall and block wall height due to increased finished grade along Park Street. The subdivision was previously approved by MSM-05-500613.

Landscaping

The plans depict a 6 foot wide landscape buffer.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states that plans have been submitted and a drainage review showed an increase from the existing grade. The maximum difference in elevation between the proposed and existing grade will be up to 8 feet. Due to the approximately 15 feet of change in elevation across the site from west to east, the excess fill is primarily needed in the rear yards of Lots 1, 2, 8, and 9 with existing type B drainage. The applicant is proposing to utilize type A drainage in the rear yards of these lots. Due to this increase in grade, the retaining wall and block wall require a waiver for a 6 foot retaining wall and a 6 foot block wall.

Surrounding Land Use

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

STANDARDS FOR APPROVAL:

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

Analysis

Current Planning

Waiver 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.

Staff agrees with the justification provided by the applicant and finds the increase in the wall (6 foot retaining wall, 6 foot block wall) height up to a maximum of 12 feet will not adversely impact the surrounding properties due to the proposed landscape buffer along Park Street. The landscape area will reduce the appearance of canyon effect along the street. Staff agrees with the justification provided by the applicant as the increased grade creates the need to increase the retaining wall and block wall to a maximum of 12 feet. Staff finds that due to the significant amount of grade difference an increase in the overall wall height is necessary. Staff can support this request.

Public Works - Development Review

Design Review

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 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 2 years of approval date or it will expire.

Public Works - Development Review

- Comply with approved drainage study PW22-14545;
- 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.
- 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.

Fire Prevention Bureau

- No comment.

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 that for any sanitary sewer needs, applicant is advised 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 (plant 24 inch box trees every 10 feet along Park Street and to top tier/step the screen wall back from Park Street 4 feet to avoid a single high wall).

APPROVALS:

PROTESTS:

APPLICANT: FOX HOMES

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