

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

HUALAPAI WAY/CORBETT ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0178-USA:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase wall height; **2)** detached sidewalks; and **3)** reduce street intersection off-set.

DESIGN REVIEWS for the following: **1)** single family subdivision; and **2)** finished grade on 10.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the east side of Hualapai Way and the south side of Corbett Street within Lone Mountain. RM/lm/syp (For possible action)

RELATED INFORMATION:

APN:

125-30-301-010

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the combined retaining and screen wall height to 12 feet (6 foot retaining wall and 6 foot screen wall) where a maximum of 9 feet (3 foot retaining wall and 6 foot screen wall) is permitted per Section 30.64.050 (a 33.4% increase).
2. Waive detached sidewalks along streets (Hualapai Way, El Campo Grande Avenue, and Corbett Street) where required per Section 30.64.030 and Figure 30.64-17.
3. Reduce the street intersection off-set to a minimum of 76 feet where 125 feet is required per Section 30.52.052 (a 39% reduction).

DESIGN REVIEWS:

1. Single family residential subdivision.
2. Increase finished grade to 6 feet where a maximum of 3 feet is the standard per Section 30.32.040 (a 100% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 10.5

- Number of Lots: 19
- Density (du/ac): 1.8
- Minimum Lot Size (square feet): 20,024 (gross)/18,000 (net)
- Maximum Lot Size (square feet): 26,164 (gross)/20,183 (net)
- Building height: 22 feet, 8 inches
- Square feet: 4,090 (minimum)/4,260 (maximum)/600 (casita)
- Project Type: Single family residential development

Site Plan

The plan depicts a 19 lot single family residential subdivision with a density of 1.8 dwelling units per acre. Access is provided to 13 internal lots at the southern portion of the subdivision via a 40 foot wide private street from El Campo Grande Avenue. The applicant is proposing rural street development standards along all exterior streets (El Campo Grande Avenue, Hualapai Way, and Corbett Street) which includes street paving. The northern portion of the site, consisting of 6 lots, has direct access to Corbett Street. The proposed lots range in size between a minimum of 20,024 square feet (gross) and 18,000 square feet (net), and a maximum of 26,164 square feet (gross) and 20,183 square feet (net). There are 12 lots with a net lot area between 18,000 square feet and 18,221 square feet. The property is in the A1 area within the Lone Mountain Interlocal Agreement area, which recommends a minimum net lot size of 18,500 square feet.

The applicant is proposing to increase the finished grade and the retaining wall height. The submitted cross sections depict 6 foot high CMU block screen walls along the north, east, and south property lines of the development. The proposed retaining walls vary in height from 1.5 feet to 6 feet. Lastly, the applicant is requesting to reduce the street intersection off-set to 76 feet along El Campo Grande Avenue to Eula Street, where 125 inches is the minimum required per Title 30.

Landscaping

The plan depicts street landscaping provided with a 6 foot wide easement at the back of future rights-of-way along El Campo Grande Avenue and Hualapai Way. The front yards of the 6 northern lots facing Corbett Street will provide front yard landscaping per Code.

Elevations

The elevation plans show a 1 story home product with a maximum height of 22 feet, 8 inches along with an optional detached casita that has an overall height of 13 feet 6 inches. There are 3 exterior options (Mid-century, Prairie, and Modern) with features including stucco walls with pop-outs, varying rooflines, and stone veneer to add architectural dimension.

Floor Plans

The plans include optional bedroom count of 3 or 4 rooms, bathrooms, living room areas, kitchen, and 3 to 4 car garage options. The 600 square foot detached casita includes living room, wet bar, bedroom with bathroom.

Applicant's Justification

The applicant is proposing to develop the parcel in a way that meets the standards of the Master Plan and existing zoning. The increased grade height and retaining wall heights are necessitated by the difference in elevation along the eastern boundary of the property to allow for adequate site drainage. The applicant also indicates that the reduction in street intersection off-set is acceptable due to the low traffic volume on the streets. Lastly, the applicant indicates that the streets qualify for rural street improvements (non-urban street standards) within the RNP-I (Rural Neighborhood Preservation), and they would like to maintain the same standards and not construct detached sidewalks.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0296-01	Reclassified the property and surrounding area to R-E (RNP-I) zoning	Approved by BCC	September 2001

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

Related Applications

Application Number	Request
TM-23-500050	A tentative map for a 19 lot single family residential subdivision is a companion item on this agenda.
VS-23-0176	A vacation and abandonment of easements 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

Comprehensive 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

While it may be reasonable to provide retaining walls, staff is concerned with the negative impact of a potentially 12 foot high wall may have to adjacent neighbors. In addition, a walled

neighborhood does not provide the aesthetic improvements along the street frontage. Therefore, staff is unable to support this request.

Waiver of Development Standards #2

Sidewalks are not constructed in the surrounding area; therefore, staff does not have a practical problem with waiver of development standards #2. However, since staff does not support waiver of development standards #1 and design reviews, staff cannot support this request.

Design Review #1

Staff does not object to the proposed single family residential development with lots facing the exterior of the subdivision and lot sizes consistent with the Lone Mountain Interlocal Agreement minimum of 18,500 square feet. However, since Public Works staff does not support the reduced intersection off-set and staff is not supporting waiver of development standards #1, staff does not support the request as designed.

Public Works - Development Review

Waiver of Development Standards #3

Staff cannot support the reduction to the intersection off-set from Myrtle Ridge Street to Eula Street. The reduction will cause conflict between the vehicles leaving the site and vehicles turning from Eula Street. Staff finds that the site will allow for the minimum 125 feet between intersections to be met.

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. However, since staff cannot support the application, staff cannot support this design review.

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:

- All perimeter walls shall be decorative;
- 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 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 30 feet for Corbett Street, 30 Feet for El Campo Grande Avenue, 30 feet for Hualapai Way, and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- 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, 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 (any perimeter wall over 9 feet will use wrought iron above 9 feet; and Lot 2 will be moved east and the entry road access will shift to the west at El Campo Grande Avenue).

APPROVALS:

PROTESTS:

APPLICANT: PINNACLE HOMES

CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD., SUITE 100, LAS VEGAS, NV 89118