

UPDATE

SINGLE FAMILY DETACHED RESIDENTIAL HUALAPAI WY/LONE MOUNTAIN RD
(TITLE 30)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0348-LONE MOUNTAIN PROPERTIES, LLC:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** landscaping; **2)** access gates; **3)** off-sites; **4)** driveway geometrics (sidewalks and streetlights); and **5)** street geometrics.

DESIGN REVIEWS for the following: **1)** finished grade; and **2)** a single family detached residential subdivision on 5.4 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the east side of Hualapai Way (alignment), 615 feet south of Lone Mountain Road within Lone Mountain. RM/hw/syp (For possible action)

RELATED INFORMATION:

APN:

138-06-101-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Eliminate landscaping adjacent to a freeway frontage per Figure 30.64-4 where required by Table 30.64-1.
2. Reduce the setback of an access gate to 34.7 feet where 50 feet is the standard per Section 30.64.020 (a 31% reduction).
3.
 - a. Eliminate public sidewalks along a proposed public cul-de-sac where required per Section 30.52.040.
 - b. Eliminate streetlights along a proposed public cul-de-sac where required per Section 30.52.040.
4. Reduce throat depth for a call box to 22.5 feet where 50 feet is the standard per Uniform Standard Drawing 222.1 (a 55% reduction).
5. Allow an elbow where a knuckle is required per Uniform Standard Drawing 211.1.

DESIGN REVIEWS:

1. Increase finished grade to 96 inches (8 feet) where a maximum of 36 inches (3 feet) is the standard per Section 30.32.040 (a 167% increase).
2. Seven lot single family detached residential subdivision.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.4
- Number of Lots/Units: 7
- Density (du/ac): 1.3
- Minimum/Maximum Lot Size (square feet): 26,570/42,086 (gross)/23,488/37,282 (net)
- Project Type: Single family detached residential subdivision

Site Plans

The plans provided depict a single family detached residential subdivision, described as Brookfield Heights, consisting of 7 single family residential lots and no common element lots. With an overall area of 5.4 acres, the density for the subdivision will be 1.3 dwelling units per acre with a maximum gross lot size of 42,086 square feet and a minimum gross lot size of 26,570 square feet. The maximum net lot size is 37,282 square feet with the minimum net lot size being 23,488 square feet. All lots are rectangular or trapezoidal in shape. A 20 foot sewer/drainage easement is shown in the south central portion of the site with the easement extending 160 feet from the southern tip of the private street cul-de-sac and terminating at the property boundary. The sewer/drainage easement is shown to be incorporated into the area of the southern portion of the development, in particular Lots 4 and 5. The subdivision will be accessed from Lone Mountain Road through an approximately 675 foot extension of Hualapai Way (public) that will start at the intersection with Lone Mountain Road and will terminate in a 45.5 foot cul-de-sac at the entrance to the subdivision. The extension of Hualapai Way will be 32 feet wide and will be constructed on a 50 foot BLM right-of-way easement. All lots will have legal access through a private street that will connect to Hualapai Way at the public cul-de-sac. The plans show the private street will be incorporated into the adjacent lots. The subdivision will be gated with 6 feet tall wrought iron access gates set back 34.7 feet from the edge of the public cul-de-sac, and the call box set back 22.5 feet from the edge of the public cul-de-sac. The private street will start at the gates as a 60 foot wide street and taper down to a 40 foot wide street with a 36 foot drivable area. The private street will have a 90 degree elbow just after the gates followed by a 90 degree knuckle approximately 55 feet after, and will terminate in a 41 foot cul-de-sac. No sidewalks will be provided as all streets are local streets less than 60 feet in width. The plans also show that there will be a 6 foot tall decorative CMU block wall around the perimeter of the subdivision and between each lot. Water service will be provided by lines that will extend down Hualapai Way from Lone Mountain Road and sewer service will be provided from Red Coach Avenue and will reach the site through a 20 foot BLM sewer easement that will traverse the adjacent Lone Mountain Regional Park.

The applicant is requesting to increase the finished grade of the site to a maximum of 96 inches. The applicant submitted a north to south cross section which shows the maximum grade increase will occur in the southeast portion of the site between Lot 4 and the eastern property boundary. The cross sections also show that a 6 foot fill is needed in the northeastern portion of Lot 2 in the northeast corner of the development, and a 5 foot fill is needed along the southeastern portion of Lot 3 in the east central portion of the subdivision. No retaining walls were shown as proposed on the site plan nor the cross sections.

Landscaping

The plans show that there will be no common landscaping and the only landscaping provided will be that which is provided by each future property owner. As no landscaping will be provided along the adjacent freeway frontage, a waiver of development standards is required.

Elevations & Floor Plans

The applicant indicates that the homes that will be constructed on the proposed lots will be custom built, so no elevations or floor plans were provided.

Applicant's Justification

The applicant states that the proposed 7 lot subdivision will be primarily used for the building of custom homes and will be gated. There will be no Homeowners Association, so all common property, such as the gates and roads, will be privately maintained by the homeowners within the community. The applicant also states that the community has legal access from Lone Mountain Road and Hualapai Way and all services will be properly provided. The applicant indicates that sidewalks are not needed along the cul-de-sac due to the fact that no sidewalks are being provided or required along the Hualapai Way connection, so sidewalks provided along the cul-de-sac would not connect with anything, and, if no sidewalks are provided, streetlights within the cul-de-sac would also not be needed. They also state that due to the minimal traffic created by a 7 lot subdivision the 2 knuckles and the provided setback and throat depth for the call box and gates should be sufficient and not cause any issues. Additionally, they state that the development will have a 6 foot decorative wall around the perimeter of the site and is over 650 feet away from the CC 215 off-ramp, and no other developments along CC 215 in the area have a landscape buffer.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & South	Open Lands	P-F	Lone Mountain Regional Park
West	City of Las Vegas	C-V	Bruce Woodbury Beltway (CC 215) right-of-way

Related Applications

Application Number	Request
VS-23-0349	A vacation and abandonment of government patent easements is a companion item on this agenda.
TM-23-500076	A 7 lot single family residential subdivision 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

Overall, staff finds that the requirement for a landscaping buffer and decorative wall for residential development along freeway frontages serves 2 purposes: to create a noise and visual buffer between the freeway and the homes, and to soften and prevent long stretches of block wall along the freeway. Staff finds that the alternative presented for the site of a 6 foot decorative block wall along the CC 215 frontage still meets the purposes of the required landscape buffer. The proposed decorative wall will still meet the purpose of creating a sound and visual barrier between the proposed homes and the freeway. In addition, given that there is a significant distance between the proposed development and the developed portion of the right-of-way, staff finds that the added distance serves as an additional buffer that the landscaping would have created. Additionally, as long as the proposed walls remain decorative, staff finds that such decoration would also serve the purpose of breaking-up the visual redundancy along the freeway frontage. For these reasons, staff can support this request.

Waiver of Development Standards #2

Given that the proposed subdivision is only 7 lots and the public road that will serve the subdivision will exclusively serve the development, staff finds that the reduction in the setback of the gate to the street should not create an undue burden on surrounding properties or users of the road. In addition, staff finds that the probable number of cars queuing at one time should not exceed 1 or 2 cars, meaning the provided distance for the gates should not create any noticeable safety hazards. For these reasons and the fact that Public Works supports the throat depth waiver, staff can support this request.

Design Review #2

While staff would like to see more perimeter landscaping given that the surrounding areas are a freeway and public park, the decorative walls on the perimeter should provide for an attractive alternative to such landscaping. In addition, all lot sizes and density meet Title 30 regulations and are similar to the other residential developments within the Lone Mountain area and can provide for decent sized custom homes. Legal access, via a gated, private street and a public right-of-way, is provided and is sufficient for the number of vehicles and trips that such a development could create. While staff encourages the implementation of sidewalks within new subdivisions, given the widths of the proposed streets and the rural nature of the subdivision and the surrounding area, the lack of sidewalks should not pose any significant issues. Furthermore, utilities and services are sufficiently addressed. Overall, staff finds that the proposed single family detached subdivision sufficiently addresses all regulations, services, transportation, and utility needs, and presents a design that is attractive and consistent with the surrounding area.

Additionally, the proposed subdivision, as proposed, is consistent with Policy 1.5.2 of the Master Plan, which encourages compatible development within existing neighborhoods, particularly those neighbors protected by the RNP Overlay. The proposed development together with the adjacent Lone Mountain Regional Park helps to create compatible development within the Lone Mountain area and helps to serve as a buffer between those RNP protected neighborhoods and the CC 215 Beltway and the higher density neighbors to the west. For these reasons, staff can support this request.

Public Works - Development Review

Waiver of Development Standards #3

Staff has no objection to the request to not install a sidewalk and streetlight for the cul-de-sac on Hualapai Way. The street only serves this 7 lot subdivision.

Waiver of Development Standards #4

Staff has no objection to the reduction of throat depth to the call box since Hualapai Way only serves this 7 lot subdivision.

Waiver of Development Standards #5

Staff has no objection to the request for an elbow instead of a knuckle provided that Fire Prevention approves the request.

Design Review #1

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:

Comprehensive Planning

- 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; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; 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 a cul-de-sac at the end of Hualapai Way;
- Clark County Fire Prevention approval of the street elbow.
- 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

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; 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; and that an interlocal agreement with City of Las Vegas will also be required.

TAB/CAC: Lone Mountain - approval (extra landscaping and vegetation where possible around perimeter decorative walls).

APPROVALS:

PROTESTS: 9 cards

COUNTY COMMISSION ACTION: August 16, 2023 – HELD – To 09/06/23 – per Commissioner Miller.

APPLICANT: LIBERTY HOMES OF NEVADA

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