

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

GRAND CANYON DR/ANN RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0198-USA:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** lot area; **2)** increase wall height; **3)** street landscaping; **4)** off-site improvements; and **5)** street dedication.

DESIGN REVIEWS for the following: **1)** single family residential; and **2)** finished grade on 65.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the southeast corner of Ann Road and Grand Canyon Drive within Lone Mountain. RM/sd/syp (For possible action)

RELATED INFORMATION:

APN:

125-31-501-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the gross lot area to 16,896 square feet where 20,000 square feet is required per Table 30.40-1 (a 16% reduction).
2. Increase the height of a combination retaining/screen wall to a maximum of 13 feet (7 foot retaining wall with a 6 foot screen wall) where a maximum height of 9 feet (3 foot retaining wall with a 6 foot screen wall) is allowed per Section 30.64.050 (a 44% increase).
3.
 - a. Eliminate street landscaping along Ann Road where landscaping is required per Figure 30.64-17 (a 100% reduction).
 - b. Eliminate street landscaping along Fort Apache Road where landscaping is required per Figure 30.64-17 (a 100% reduction).
 - c. Eliminate street landscaping along Park Street where landscaping is required per Figure 30.64-17 (a 100% reduction).
 - d. Eliminate street landscaping along Hammer Lane where landscaping is required per Figure 30.64-17 (a 100% reduction).
 - e. Provide alternative street landscaping along (Grand Canyon Drive) where landscaping is required per Figure 30.64-17.
 - d. Provide alternative street landscaping along (Stephen Avenue) where landscaping is required per Figure 30.64-17.
 - f. Provide alternative street landscaping along (Tee Pee Lane) where landscaping is required per Figure 30.64-17.
4. Waive full off-site improvements including streetlights, curb, gutter, sidewalk, and partial paving along Grand Canyon Drive where required per Chapter 30.52.050.

- a. Waive dedication of right-of-way for Park Street where required per Section 30.52.030 (d).
- b. Waive dedication of right-of-way for portions of Stephen Avenue and Chieftain Street where required per Section 30.52.030(d).

DESIGN REVIEWS:

1. Single family residential development.
2. Increase finish grade to 120 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 233% 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: 65
- Number of Lots: 107
- Density (du/ac): 1.64
- Minimum/Maximum Lot Size (square feet): 16,896/30,980 (gross)/16,605/27,882 (net)
- Project Type: Single family residential
- Number of Stories: 1
- Building Height (feet): 22
- Square Feet: 3,932 to 4,240

Site Plans

The plans depict a proposed 107 lot single family residential subdivision located in Lone Mountain, on the south side of Ann Road between Grand Canyon Drive and Fort Apache Road. The subdivision contains private residential streets with entrances on Grand Canyon Drive, Hammer Lane, Stephen Avenue, Park Street and Tee Pee Lane. The internal private streets will have a width of 39 feet with no sidewalk. The proposed community will be a subdivision with 107 total lots and have a gross density of 1.64 dwelling units per acre. Common lots are shown on the plans and there is an existing easement running through the center portion of the subdivision and includes portions of landscaping shown along several streets and is listed as landscape element. The increase in finished grade and the associated increase in wall height is located on Lots 1, 13-14, 26-27, 32-38, 71-75, 88 and 107 and the wall is proposed to be up to a total of 13 feet in height to accommodate the increased grade.

Landscaping

The plans depict landscaping for portions of the project with requests for landscaping waivers. The applicant is requesting to eliminate street landscaping along Ann Road, Fort Apache Road, Park Street and Hammer Lane. The request is to have rural streets standards along these portions and include a waiver to have alternative landscaping for Stephen Avenue, Grand Canyon Drive and Tee Pee Lane.

Elevations

The plans depict a proposed single family residential use and includes 3 product types and 3 elevation styles for each plan to be used. The homes range in height from 15 feet to 22 feet. The units will have a garage that is 2 cars wide and 2 cars deep. The exterior materials include stucco finish, concrete tile roof, wood fascia, stone veneer.

Floor Plans

The single story homes range in size of livable area from 4,001 square feet to 4,345 square feet. Floor plans depict 4 bedrooms, bathroom, kitchen, garage, owners' suite, utility room and great room.

Signage

Signage is not a part of this request.

Applicant's Justification

The project site associated with this proposed development is approximately 65 gross acres. The project is located south of the intersection of Ann Road and Grand Canyon Drive. The proposed community will be a subdivision with 107 total lots and have a gross density of 1.64 dwelling units per acre. Lots 38 through 39, Lot 50, and Lots 63 through 69 and abut Ann Road. Lots 72 through 75 abut Fort Apache Road. Per Title 30.40-1 the net area for lots adjacent to a collector street may be reduced by 10 percent and is not subject to a waiver for lot size reduction. The proposed development is compliant with the R-E development standards. The subdivision contains interior public residential streets with entrances on Grand Canyon Drive, Hammer Lane, Stephen Avenue, Park Street and Tee Pee Lane. Home lots range in size from 16,605 square feet to 27,882 square feet with an average of 18,567 square feet. This meets the goal of the interlocal agreement to have home sites (lots) of 18,500 square feet.

Surrounding Land Use

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

Related Applications

Application Number	Request
TM-23-500056	A tentative map for 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

Staff finds that the applicant has not provided sufficient justification to warrant a recommendation of approval to reduce the gross lot area. The applicant can redesign and balance the subject property to meet the minimum gross lot area of 20,000 square feet. Also, the interlocal agreement specifies minimum lot sizes for Lone Mountain, which this request does not meet the intent of the interlocal agreement. Therefore, staff cannot support this request.

Waiver of Development Standards #2

While staff appreciates that the grading design is due to local conditions and other requirements regarding drainage and flows on the site, staff finds that the proposed wall is both imposing and excessive. Staff is concerned that neighboring properties may be subject to seeing a high perimeter wall (13 feet) without a solution to help soften the visual impact. Finally, staff finds that there are design alternatives, such as terracing, that could be implemented to reduce the visual and physical concerns that the increased wall height currently creates and is partially a self-imposed burden. For these reasons, staff cannot support this waiver of development standards.

Waiver of Development Standards #3

The current request for a single family residential development might be an appropriate use for the site; however, the requested waivers and the project design should meet Title 30 landscape requirements for the perimeter of the property, including street landscaping in accordance with Sections 30.64 of the Code. The importance of providing landscaping per Section 30.64 helps improve air quality; reduce dust, noise, glare, and heat; and improve the visual quality of the area. The landscaping will improve the aesthetics of the site as well as increase compatibility with the existing single family uses to the north, west and with the south. Staff finds that the request is self-imposed hardship, and cannot support this request.

Design Review #1

Staff cannot support the proposed design of the single family residential subdivision as presented due to staff not supporting the above waivers of development standards, in particular reduction in the gross lot size for many of the lots that do not meet the standards of Title 30; therefore, staff can support this request.

Public Works - Development Review

Waiver of Development Standards #4

Historical events have demonstrated how important off-site improvements are for drainage control. Additionally, full width paving allows for better traffic flow and sidewalks on public

streets provide safer pathways for pedestrians and for children to walk to school. Therefore, staff cannot support the waiver of development standards for full off-site improvements on Grand Canyon Drive.

Waiver of Development Standards #5

Staff has no objection to not dedicate Park Street, Chieftain Street and a portion of Stephen Avenue. The site will have access through Tee Pee Lane, Hammer Lane, Ann Road, and Grand Canyon Drive. However, since staff cannot support the application in its entirety, staff cannot support this 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. However, since staff cannot support the application in its entirety, staff cannot support this request.

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:

- 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;
- Traffic study and compliance;
- Right-of-way dedication to include 50 feet for Ann Road, 30 feet for Tee Pee Lane, 30 feet for Hammer Lane, 40 feet for Grand Canyon Drive, 30 feet for portions of Stephen

Avenue, 50 feet for Fort Apache Road, 30 feet for a portion of Park Street, and associated spandrels;

- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant to pay a contribution for local roadway, drainage, or trail related improvements in District C in lieu of constructing full off-site improvements, as determined by Public Works.
- 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; and that a vacation of the patent will be needed once the patent is issued.

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:

APPROVALS:

PROTESTS:

APPLICANT: GREYSTONE NEVADA, LLC

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVENUE, SUITE 100, LAS VEGAS, NV 89118