

06/22/22 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

TORREY PINES DR/FARM RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-22-0252-MUKHTAR SHAHID:

WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway width.

DESIGN REVIEW for an additional single family residential model for a previously approved single family residential development on 8.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the west side of Torrey Pines Drive, 625 feet south of Farm Road within Lone Mountain. MK/lm/syp (For possible action)

RELATED INFORMATION:

APN:

125-14-305-001; 125-14-305-004

WAIVER OF DEVELOPMENT STANDARDS:

Allow modified driveway width to 51.2 feet where a maximum of 28 feet is allowed per Uniform Standard Drawing 222.1.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 8.1
- Number of Lots: 16
- Density (du/ac): 1.9
- Minimum/Maximum Lot Size (gross square feet): 20,018/25,038
- Minimum/Maximum Lot Size (net square feet): 18,000/20,646
- Project Type: Single family residential subdivision

History & Request

Previous applications (WS-21-0386 & TM-21-500117) were approved on this site for a 16 lot single family subdivision. This request is to increase driveway widths for several lots and add another model option.

Site Plan

The previously approved site plan depicts a 16 lot single family residential subdivision with access from Torrey Pines Drive. The internal private streets are 39 feet wide with no sidewalks, and the internal street network includes 2 cul-de-sacs and a stub street.

Landscaping

The previously approved landscaping includes a 15 foot wide landscape strip along Torrey Pines Drive on the east side of the site and a 6 foot wide landscape strip along Sisk Road in the northwest portion of the site. An access gate will allow a future homeowner to maintain the external landscaping along Sisk Road.

Elevations

The proposed plan depicts a single story model with an overall height of 24 feet with 3 elevation options. The previously approved elevations of the single story homes extend up to 21 feet in height, and 3 elevation types are provided for each of the 3 floor plans. Exterior features include pitched tile roofs, painted stucco, architectural features such as faux shutters and stucco pop-outs, a standard garage, and an attached recreational vehicle garage.

Floor Plan

The proposed plan depicts a 3,814 square foot residence with up to 5 bedrooms and an attached 3 car garage and RV garage. The previously approved floor plans are 2,440 square feet, 2,580 square feet, and 2,747 square feet and include attached recreational vehicle garages in addition to the standard garages.

Applicant's Justification

The applicant indicates that the previously approved lots have widths that vary from 118.5 feet to 165.5 feet wide, and the requested waiver is to increase the driveway width. The proposed floor plan is in addition to the previously approved models and includes enhanced architectural elements around window and doors.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-21-0386	Single family residential subdivision and increased wall height, waived off-site improvements, and increased finished grade	Approved by BCC	October 2021
TM-22-500117	16 lot single family residential subdivision	Approved by BCC	October 2021
WS-19-0567	Single family residential subdivision - expunged	Approved by BCC	September 2019
TM-19-500149	18 lot single family residential subdivision - expunged	Approved by BCC	September 2019
VS-0013-11	Vacated and abandoned a portion of right-of-way being Sisk Road between Eisner Drive (alignment) and Solar Avenue (alignment) - recorded	Approved by PC	March 2011

Prior Land Use Requests

Application Number	Request	Action	Date
WS-0014-11	Allowed an over-length cul-de-sac	Approved by PC	March 2011
UC-1106-08	Communication tower with increased height and reduced separation from a residential development	Denied by PC	February 2009
VS-0929-05	Vacated and abandoned a portion of right-of-way being Severance Lane located between Torrey Pines Drive and Sisk Lane - re-recorded	Approved by PC	July 2005
WS-0791-03	Allowed accessory structures in the front yard, reduced setbacks, increased height, and allowed a chain-link fence in the front yard	Approved by PC	June 2003
ZC-0296-01	Reclassified various parcels in the Lone Mountain area from R-U, R-A, and R-E zoning to R-E (RNP-I), R-A (RNP-I), and R-A (RNP-II) zoning	Approved by BCC	September 2001

Surrounding Land Use

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

Design Review

Staff finds that the proposed single family residential model is an appropriate addition to the subdivision. The additional product variety provides for greater flexibility for home buyers, and the design elements and articulated facades are utilized on all sides of the residential buildings; therefore, staff finds the design of the project site is compatible with the adjacent and surrounding land uses.

Public Works - Development Review

Waiver of Development Standards

The subdivision is located in a Rural Neighborhood Preservation area where estate homes are built that are somewhat different than the standard housing types seen in the Las Vegas Valley. As such, it is not uncommon to have wide front yards and numerous garages to accommodate a variety of vehicles and storage needs. All of the driveways front on private streets so there will be no impact to any public infrastructure. Since the proposed driveways will comply with all of the other provisions from Uniform Standard Drawing 222 and Title 30, staff does not object to the width of the driveways.

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

- 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.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features;
- All proposed single family residential submittals will comply with Code requirements for residential streets; 503.2.1.1 parallel parking permitted on both sides, where parallel parking is permitted on both sides of the fire apparatus access road, the minimum clear width of the fire apparatus road shall be shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back-of-curb to back-of-curb for L curbs, 38 feet (11,852 mm) from back-of-curb to back-of-curb for R curbs, and 39 feet (11,887 mm) from back-of-curb to back-of-curbs for roll curbs; and that the prohibition of parallel parking on both sides for the purpose of narrowing the roadway width is not permitted for fire apparatus roads serving 1 and 2 family dwellings.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended and to show on-site fire lane, turning radius, and turnarounds.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Lone Mountain - approval.

APPROVALS:

PROTESTS:

APPLICANT: UMER MALIK

CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD., SUITE 100, LAS VEGAS, NV 89113