

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

WASHBURN RD/TEE PEE LN

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0117-USA:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce lot area; **2)** landscaping; **3)** increase wall height; and **4)** alternative residential driveway geometrics.

DESIGN REVIEWS for the following: **1)** a single family residential development; **2)** allow a hammerhead turnaround; and **3)** finished grade on 10.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the southeast corner of Washburn Road and Tee Pee Lane within Lone Mountain. RM/al/syp (For possible action)

RELATED INFORMATION:

APN:

125-31-702-001

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce gross lot area to a minimum of 18,000 square feet where a minimum of 20,000 square feet is required per Table 30.40-1 (a 10% reduction).
2. Permit alternative street landscaping with no sidewalks for public streets adjacent to this site where a minimum 15 foot wide landscape area with a detached sidewalk is required per Figure 30.64-17.
3. Increase wall height to a maximum of 13 feet (6 foot screen wall with a maximum 7 foot retaining wall) where a maximum wall height of 12 feet is permitted (6 foot screen wall with a 6 foot retaining wall) per Section 30.64.050 (an 8.3% increase).
4. Increase the maximum driveway width up to 37 feet where a maximum of 16 feet is permitted for 1 and 2 car garages and 28 feet is permitted for 3 plus car garages per Uniform Standard Drawing 222 (a 32.1% to 131.3% increase).

DESIGN REVIEWS:

1. A single family residential development.
2. Allow a hammerhead design turnaround where a radius cul-de-sac is the County's preferred design per Section 30.56.080.
3. Increased finished grade to 120 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 233.3% 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
- Number of Lots: 18
- Density (du/ac): 1.8
- Minimum/Maximum Gross Lot Size (square feet): 18,044/23,987
- Minimum/Maximum Net Lot Size (square feet): 18,000/21,256
- Project Type: Single family residential development
- Number of Stories: 1
- Building Height (feet): 22
- Square Feet: 4,001 to 4,345

Site Plan

The property is a 10 acre site the applicant is purchasing from the Bureau of Land Management as the successful bidder of a land auction. The site has frontage along Washburn Road, Chieftain Street, Rosada Way, and Tee Pee Lane. The plan depicts a single family residential development consisting of 18 lots with 16 of the lots taking access from the perimeter streets. The 2 remaining lots are located in the center of the site and are accessed by a proposed private hammerhead street that intersects with Chieftain Street. The applicant is requesting a waiver of development standards to reduce the gross lot area for 12 of the lots, which are all along the perimeter of the development. The waiver to increase wall height is for a wall along an internal property line within the western portion of the site and will not be visible from the exterior of the development. The site is located in a rural area where non-urban street standards are permitted; however, detached sidewalks and landscaping are required. Existing developments have not provided sidewalks; therefore, the applicant is requesting a waiver to not provide sidewalks with this development.

Landscaping

The plan depicts minimum 6 foot wide landscape areas consisting of shrubs and groundcover located along the side streets of the corner lots located on the northwest, southwest, and southeast corners of the development. Minimum 4 foot wide landscape areas consisting of shrubs and groundcover are located along the north and south sides of the private hammerhead street. All of the lots along the perimeter of the development will front the public streets and detached sidewalks and landscaping per Figure 30.64-17 is required; therefore, a waiver is requested. Typical front yard landscaping will be provided by the future homeowners.

Elevations

Plans were submitted for 3 home models. Each home model is 1 story with a maximum height of 22 feet. Each home model has a pitched roof with concrete tile roofing material. The exterior of the homes are a combination of stucco with stone veneer.

Floor Plans

The 3 home models will be between 4,001 square feet and 4,345 square feet in area. Each home model will have 4 bedrooms and an accessory apartment. Each home will have a garage capable of parking 2 cars side by side and 2 cars deep (4 cars), or 2 cars deep with an RV (3 vehicles). One of the home models has an additional 2 car garage.

Applicant's Justification

The applicant indicates that the proposed single family residential development is consistent and compatible with existing development in the area. The waiver to reduce gross lot area is necessary due to right-of-way dedications being taken for public streets along all sides of the site, reducing the total lot area. This site is located in a rural area without sidewalks and lots within the development will front the perimeter streets and typical residential landscaping will be provided within the front yard areas. Providing the required 15 foot wide landscape areas with detached sidewalks would be out of character with the area. The proposed wall height increase is internal to the development and will not impact adjacent development. The development consists of spacious homes with large garages on large lots. The waiver to increase the width of the driveway is appropriate for the project. The hammerhead designed turnaround is for a short interior private street providing access to 2 lots and will not impact adjacent developments. The increase in finished grade is necessary due to existing contours, drainage patterns, and sewer service issues. The finished grade is being elevated to work with civil engineering constraints and not to be artificially increased to enhance views.

Surrounding Land Use

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

Related Applications

Application Number	Request
TM-23-500023	A tentative map for a 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

This site is located in Planning Area A1 of the Interlocal Agreement Area between the City of Las Vegas and Clark County. Per the Interlocal Agreement, for Planning Area A1 the goal is to provide a minimum buildable net lot area of at least 18,500 square feet, which this project does not comply with. Policy LM-104 of the Master Plan discourages the development of lots of less than 20,000 square feet to protect the character of existing Ranch Estate Neighborhood areas. There are a total of 15 developed parcels that abut this site. Only one of the developed parcels abutting this site is less than 20,000 square feet in area and 7 of these developed parcels are an acre or more in area. The streets that are adjacent to the site will be 60 foot wide local streets so there are no excessive right-of-way dedications being required for the development. This project does not comply with the goal of the Interlocal Agreement and Policy LM-1.4 of the Master Plan. Additionally, Staff finds that there are no special conditions or unique circumstances for this site which would justify the request to reduce the minimum lot area. Therefore, staff does not support this request.

Waiver of Development Standards #2

This site is located in a rural area where existing developments have not provided sidewalks. Providing landscaping and detached sidewalks per current Code standards at this location would be out of character with the existing development in this area. Staff could support this request, however, since staff is not supporting the waiver to reduce lot area, which is needed to allow this development, staff is not supporting this waiver.

Waiver of Development Standards #3

The topography of the site could be a unique circumstance or special condition for the site to justify an increase in wall height. Additionally, the location of the proposed wall is internal to the site and will not impact or be visible from abutting developments. Staff could support this request, however, since staff is not supporting the waiver to reduce lot area, which is needed to allow this development, staff is not supporting this waiver.

Design Reviews #1 & #2

The proposed homes for the development are compatible with exiting development in this area. However, the gross lot area of less than 20,000 square is not consistent with the majority of the abutting developed parcels in this area. Additionally, none of the abutting development utilizes the hammerhead turnaround design, which would be out of character for this area. Plus, staff is not supporting the waiver of development standards to reduce gross lot area for the proposed development. Therefore, staff does not support these design reviews.

Public Works - Development Review

Waiver of Development Standards #4

The site is in the Rural Neighborhood Preservation (RNP-I) overlay district, in which the roads are built to non-urban standards. In addition, the site will not have any sidewalks and the residential driveways meet all the other minimum requirements per Uniform Standard Drawing

222. Therefore, staff has no objection to the increased driveway widths. However, since Planning is recommending denial of the application, staff cannot support this waiver.

Design Review #3

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 Planning is recommending denial of 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:

- 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 30 feet for Tee Pee Lane, 30 feet for Washburn Road, 30 feet for Chieftain Street, 30 feet for Rosada Way, and associated spandrels;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that off-site improvement permits may be required; and 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 (ensure that Development Disturbance fees with the Desert Conservation Program are conducted for the tortoises).

APPROVALS:

PROTESTS:

APPLICANT: GREYSTONE NEVADA LLC

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