01/07/26 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-25-0806-GRAND REGINA ESTATES, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping; and **2)** waive full off-site improvements.
DESIGN REVIEW for a single-family residential development on 2.0 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located east of Grand Canyon Drive and north of Regena Avenue within Lone Mountain. AB/lm/kh (For possible action)

RELATED INFORMATION:

APN:
125-30-501-006

WAIVERS OF DEVELOPMENT STANDARDS:
1. Eliminate street landscaping along Grand Canyon Drive where required per Section 30.04.01D.7.
2. a. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Grand Canyon Drive where required per Section 30.04.08C.
   b. Waive full off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Regena Avenue where required per Section 30.04.08C.

LAND USE PLAN:
LONE MOUNTAIN - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 2.0
- Project Type: Single-family residential development
- Number of Lots/Units: 4
- Density (du/ac): 2
- Minimum/Maximum Lot Size (square feet): 20,336/22,623 (gross)/18,245/18,620 (net)
- Number of Stories: 1
- Building Height (feet): 24 (maximum for all designs)
- Square Feet: 3,313 (minimum)/4,288 (maximum)

Site Plan
The plan depicts a proposed 4 lot single-family detached residential development located on the east side of Grand Canyon Drive and the north side of Regena Avenue. The plans show the overall site is 2.0 acres with a density of 2 dwelling units per acre. The lots range in size from 20,336 to 22,623 gross square feet, and from 18,245 to 18,620 net square feet. All lots will be accessed from Regena Avenue via a 38 foot wide private street that will run north to south and terminate in a cul-de-sac. A 5 foot wide detached asphalt path is proposed along Regena Avenue and Grand Canyon Drive. The homes face internally towards the cul-de-sac.

Landscaping
The plan depicts street landscaping along Regena Avenue which will consist of a 10 foot wide landscape strip containing large trees spaced 30 feet on-center as well as shrubs and groundcover. No landscaping is shown along Grand Canyon Drive.

Elevations
The plans depict 4 different models with Models 1 through 3 being offered in 2 different elevation finishes and model 4 being offered in 3 different elevation finishes for a total of 9 potential elevation designs. All of the designs are 1 story with a maximum height of 24 feet. Each of the designs also features various architectural features on all 4 sides of the homes including covered front entry, wall articulation, variable rooflines, and a variety of exterior materials. Models 1 through 3 offer 3 car garages with an optional attached RV garage. Model 4 will have a 4 car garage with optional attached RV garage.

Floor Plans
The plans feature multiple bedrooms, bathrooms, a custom kitchen, a 2 car garage, and several other amenities. Each of the models also offer an optional attached RV garage. The proposed homes range in size from 3,313 square feet to 4,288 square feet.

Applicant's Justification
The applicant indicates the design of the proposed subdivision is consistent with other developments in the area. All homes are single story and sized comparable to the surrounding area with floorplans ranging from 3,313 square feet to 4,288 square feet in area. All homes will have between 3 and 4 car garages with optional recreational vehicle garages available, in addition to standard driveways. Finally, the applicant states the development would not create an adverse impact on any surrounding properties.

Surrounding Land Use

	Planned Land Use Category	**Zoning District (Overlay)**	**Existing Land Use**
North	Low-Intensity Suburban Neighborhood (up to 5 du/ac)	RS20	Single-family residential
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped
East & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential

Related Applications

Application Number	Request
VS-25-0807	A vacation and abandonment of patent easements is a companion item on this agenda.

STANDARDS FOR APPROVAL:
The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis
Comprehensive Planning
Waivers of Development Standards
The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1
The purpose of street landscaping is to provide shade for streets and sidewalks to mitigate the urban heat island effect. Regardless of the lack of street landscaping immediately adjacent to the proposed development, staff finds that providing street landscaping along Grand Canyon Drive would improve the area as a whole. Therefore, staff cannot support this request.

Design Review
Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and other architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The plans demonstrate that the density and lot design of the proposed subdivision is consistent with other subdivisions in the surrounding area. Additionally, the single story homes are being developed with 4 sided architecture to be more compatible with the surrounding area. Staff supports this request.

Public Works - Development Review
Waiver of Development Standards #2
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.

Staff Recommendation
Approval of design review; denial of waivers of development standards.

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 approval of a Certificate of Compliance, and payment of the tree fee-in-lieu is required for any required trees waived.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant to construct a 5 foot asphalt path along Regena Avenue and Grand Canyon Drive.

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 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 - no recommendation.
APPROVALS:
PROTESTS:

APPLICANT: TOLL SOUTH LV, LLC
CONTACT: PETE LAAS, 7485 W. AZURE DRIVE, SUITE 226, LAS VEGAS, NV 89130