10/07/26 BCC AGENDA SHEET

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WS-26-0522-KANG, HYE KYONG:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** eliminate street landscaping; **2)** waive full off-site improvements; and **3)** reduce street intersection off-set.
DESIGN REVIEW for a single-family residential development on 4.20 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located west of Ruffian Road and south of Ann Road within Lone Mountain. AB/jm/kh (For possible action)

RELATED INFORMATION:

APN:
126-36-501-014

WAIVERS OF DEVELOPMENT STANDARDS:
1. Eliminate street landscaping along Ruffian Road where a 6 foot wide landscape strip with large trees every 30 feet on center is required per Section 30.04.01D.
2. Waive full off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Ruffian Road where required per Section 30.04.08C.
3. Reduce the street intersection off-set between the proposed private street and Stephen Avenue to 103 feet where 125 feet is the standard per Section 30.04.08F (an 18% reduction).

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

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 4.20
- Project Type: Single-family residential subdivision
- Number of Lots: 8
- Density (du/ac): 1.90
- Minimum/Maximum Lot Size (square feet): 21,747/24,252 (gross)/18,334/23,115 (net)
- Number of Stories: 1
- Building Height (feet): 24 (maximum for all designs)
- Square Feet: 3,313 (minimum)/5,008 (maximum)

Site Plan
The plan depicts a proposed 8 lot single-family detached residential development located at the southwest corner of Ruffian Road and Ann Road. The plans show the overall site is 4.20 acres with a density of 1.90 dwelling units per acre. The lots range in size from 21,747 gross square feet up to 24,252 gross square feet, and 18,334 net square feet up to 23,115 net square feet. All lots will be accessed from Ruffian Road via a 38 foot wide private street that will run west and then south to north and terminate in a cul-de-sac. No landscaping is provided along Ruffian Road, and no off-site improvements are provided along Ruffian Road for this project.

Landscaping
The plan depicts a 10 foot wide landscape area along Ann Road per Title 30 requirements.

Elevations
The proposed model homes are single-story with a maximum height of 24 feet. There are 4 models with up to 3 elevations are provided for the proposed residences, which include a variety of façade design elements that can include composite roof shingles, standing seam metal roof, concrete columns, wood-look porcelain tile, fiber cement board and batten siding, lap siding, stone veneer, vertical siding, and wood-look masonry veneer. Architectural details are provided on the front of the homes with windows, variable roof line, covered entries, and varied building materials. The rear elevations generally provide variable roof lines, lots of windows and/or doors with trim, covered patios, and varied building materials. The side elevations include the variable roof lines, stucco pop-outs, wall articulation greater than 3 feet, and varied building materials.

Floor Plans
The floor plans depict a variety of options, ranging in total area from 3,313 square feet to 5,008 square feet. Residences include multiple bedrooms, great room, 3 car-attached garages and options for an RV garage, and a covered patio.

Applicant's Justification
The applicant states the design of the proposed subdivision is consistent with other developments in the area. The landscape and off-site waivers are being requested to conform to the rural character of the area, as other recent developments have been granted similar waivers along Ruffian Road. Finally, the applicant states the development would not create an adverse impact on any surrounding properties.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0296-01	Zone change to establish the RNP-I Overlay within Lone Mountain	Approved by BCC	September 2001

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped
West	City of Las Vegas	R-E	Single-Family Residential
East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-Family Residential

Related Applications

Application Number	Request
VS-26-0521	A vacation and abandonment of easements is a companion item on this agenda.
TM-26-500121	A tentative map for an 8 lot single-family subdivision 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, mitigate the urban heat island effect, and improve the overall quality of life in residential areas. The applicant has not provided compelling justification to eliminate the required street landscaping, and the site could be reconfigured to provide such landscaping. Therefore, staff cannot support the request to waive street landscaping along Ruffian Road.

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 others 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 the density and lot design of the proposed subdivision is consistent with other subdivisions in the surrounding area. Additionally, the homes are being developed with at least two architecture features as required by code and are similar in height and design as those in the surrounding area. However, staff is concerned with the elimination of street landscaping along Ruffian Road. For this reason, staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #2

Staff cannot support this request to not install full off-site improvements when there are existing full improvements in the area. Additionally, full width paving, curb, and gutter allows for better traffic flow and drainage control, and sidewalks on public streets provide safer pathways for pedestrians.

Waiver of Development Standards #3

Staff has no objection to the reduction in street intersection off-set for the entry on Ruffian Road. Staff finds that the proposed 8 lot subdivision should see a low volume of traffic as Ruffian Road ends to the south. However, since staff cannot support this 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 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 4 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

- Comply with approved drainage study;
- Traffic study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);

- Applicant to construct a 5-foot asphalt path along Ruffian Road.

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; and an interlocal agreement with City of Las Vegas will also be required.

TAB/CAC: Lone Mountain - approval of waivers of development standards #2 and #3 and the design review; denial of waiver of development standards #1.
APPROVALS:
PROTESTS:

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