

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

TENAYA WY/PEBBLE RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0018-LEXILAND, LLC & ROOHANI KHUSROW FAMILY TRUST:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce gross lot area; **2)** allow proposed single family residential lots to have direct access to a collector street (Tenaya Way); **3)** increase retaining wall height; and **4)** off-site improvements (streetlights, sidewalk, curb, gutter, and partial paving).

DESIGN REVIEWS for the following: **1)** proposed single family residential subdivision; and **2)** finished grade on 13.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the north side of Pebble Road, east of Pioneer Way (alignment) within Enterprise. JJ/sd/jd (For possible action)

RELATED INFORMATION:

APN:

176-15-401-015; 176-15-401-017; 176-15-401-022; 176-15-401-023; 176-15-401-026

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce gross lot area to 18,000 square feet where a minimum gross lot area of 20,000 square feet is required per Table 30.40-1 (a 10% reduction).
2. Allow single family residential lots to face and have direct access to a collector street or arterial street (Tenaya Way and Pebble Road) where not permitted per Section 30.56.080.
3. Increase the height of a retaining wall to 5 feet with a 6 foot screen wall where a 3 foot maximum retaining wall with 6 foot screen wall is permitted per Section 30.64.050 (a 67% increase).
4. Waive full off-site improvements (streetlights, sidewalk, curb, gutter, and partial paving) along Tenaya Way and Pebble Road where required per Chapter 30.52.

DESIGN REVIEWS:

1. Single family residential subdivision.
2. Increase finished grade to 48 inches where a maximum of 18 inches is the standard (a 166% increase).

LAND USE PLAN:

ENTERPRISE - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 13
- Number of Lots/Units: 21
- Density (du/ac): 1.7
- Building height (feet): Up to 20
- Minimum/Maximum Lot Size (square feet): 18,000/25,585 (gross)
- Project Type: Single family residential subdivision

Site Plans

The plans depict a proposed 21 lot single family residential subdivision with no common lots on approximately 13 acres. Density is calculated at 1.7 dwelling units per acre; the density is less than the 2 dwelling units per acre allowed by Code. The smallest gross lot size is shown at 18,000 square feet with a maximum of 25,585 square feet. Access to the subdivision is from public streets, including directly onto Tenaya Way.

Landscaping

The plans depict 24 inch box trees on the interior of lots, 2, 6, 14, and 17, and along Tenaya Way, Torino Avenue, and Pebble Road.

Elevations

The plans depict 4 single story models with traditional architecture with varying rooflines up to 20 feet in height, covered entry, courtyard, covered patio, with an attached car garages for 1, 2 or 3 cars.

Floor Plans

The plans depict homes ranging in various sizes from 3,375 to 4,019 square feet including garages. The models shown include 3 or 4 bedrooms, study rooms, living and dining rooms, kitchens, storage, laundry, and bathrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the proposed residential development is consistent in lot size and density regarding the surrounding neighborhood. The proposed gross lot size reduction is being requested as the public streets do not count towards the lot area. The requested increase in grade to 48 inches is to meet drainage criteria. The request to waive off-site improvements is due in part to the surrounding area not being fully developed.

Surrounding Land Use

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

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassified 3,800 parcels of land from R-E to R-E (RNP-I) overlay district	Approved by BCC	October 2005

Related Applications

Application Number	Request
VS-21-0016	A request to vacate and abandon easements of interest is a companion item on this agenda.
TM-21-500003	A tentative map for 21 residential lots 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**Current 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

Residential developments within the immediate area show residential uses that comply with the 20,000 square foot gross lot area. According to Urban Specific Policy 7 of the Comprehensive Master Plan, all land uses that are complementary and of similar scale and intensity should provide appropriate connectivity and not be segregated. The applicant has the opportunity to redesign and balance the subject properties to meet the minimum gross lot area of 20,000 square feet; therefore, staff cannot support this request.

Waiver of Development Standards #2

There is adequate lot area to accommodate an alternative design without having direct access to Tenaya Way, an arterial street. While staff understands that Tenaya Way may not function as a traditional collector street at this time, the future is for a practical and functional arterial or collector street. Staff finds that the current site design may provide for future vehicular conflicts. Staff supports lots that front onto local streets as access onto collector or arterial streets is not recommended. There are other design options available for the subdivision layout, including a cul-de-sac layout that would not require ingress/egress off Tenaya Way. Staff finds that a redesign consistent with site designs in most RNP areas, consisting of a 4 lot cul-de-sac with private drive, would achieve the same density and prevent vehicular conflicts along Tenaya Way.

Therefore, staff finds the request is a self-imposed hardship due to the proposed layout of the development and cannot support this request.

Waiver of Development Standards #3

Staff finds that the wall will not detract from the overall aesthetics of the neighborhood. Staff finds that the proposed retaining wall height increase will have minimal impact on the adjacent neighborhood or properties in the surrounding area. This increase is directly related to a proposed increase in the finished grade; therefore, staff can support this request.

Design Review #1

The submitted plans depict single family residential home designs that are architecturally compatible to the surrounding neighborhood. Title 30 encourages residential designs to be harmonious with neighboring residential structures so that consistency and style are reiterated throughout a residential subdivision. However, since staff cannot support the waiver of development standards to reduce the gross lot areas for the proposed subdivision and access to collector or arterial street (Tenaya Way), staff cannot support this request.

Public Works - Development Review

Waiver of Development Standards #4

Staff has no objection to the request to not install full off-site improvements on Tenaya Way and Pebble Road. The surrounding parcels are in the RNP-I overlay district and, with prior land use applications, have been approved to improve the roadways with non-urban standards. However, since Planning is recommending denial of this application, staff cannot support this request.

Design Review #2

This design review represents the maximum grade difference along 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 this application, 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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- 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 to 60 feet for Monte Cristo Way, 30 feet to 60 feet Torino Way, 40 feet for Tenaya Way, 50 feet for Pebble Road, and associated spandrels;
- Applicant shall enter into a cost participation agreement for future off-site improvements for Tenaya Way and Pebble Road;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- 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.

Building Department - Fire Prevention

- Applicant is advised to show fire hydrant locations on-site and within 750 feet (and within 300 feet of farthest property line for R3/SFR); for flag lots fire/emergency access must comply with the Fire Code as amended; and that access lanes are to be a minimum 24 feet wide.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@cleanwaterteam.com and reference POC Tracking #0408-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval of waivers of development standards #3, #4, and design review #2; denial of waivers of development standards #1, #2, and design review #1 (add Current Planning condition as follows: “Any combination of a decorative wall and retaining wall over 9 feet in height adjacent to a public street shall be terraced and landscaped”)

APPROVALS:

PROTESTS:

APPLICANT: RICHMOND AMERICAN HOMES

CONTACT: ELISHA SCROGUM, TANEY ENGINEERING, 6030 S. JONES BLVD, SUITE 100, LAS VEGAS, NV 89118