

SINGLE FAMILY RESIDENTIAL DEVELOPMENT CENTENNIAL PKWY/TEE PEE LN
(TITLE 30)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0229-PRIME BUILDING & DEVELOPMENT, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce throat depth; and **2)** off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving).

DESIGN REVIEWS for the following: **1)** single family residential development; and **2)** finished grade on 5.1 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the west side of Tee Pee Lane and the south side of Centennial Parkway within Lone Mountain. RM/md/jd (For possible action)

RELATED INFORMATION:

APN:

125-30-502-006

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce throat depth to the visitor call box to 25 feet where a minimum of 50 feet is required per Uniform Standard Drawing 222.1 (a 50% reduction).
2. Waive off-site improvements (curb, gutter, sidewalk, streetlights, and partial paving) along Tee Pee Lane and Regena Avenue where required per Chapter 30.52.

DESIGN REVIEWS:

1. Single family residential development.
2. Increase finished grade to 58 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 222% increase).

LAND USE PLAN:

LONE MOUNTAIN - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5.1
- Number of Lots: 8
- Density (du/ac): 1.6
- Minimum/Maximum Lot Size (square feet): 18,008/19,355 (net)/20,588/23,628 (gross)

- Project Type: Single family residential development
- Number of Stories: 1
- Building Height (feet): Up to 29
- Square Feet: 4,088 to 4,360

Site Plans

The plans depict a proposed single family residential development consisting of 8 lots at 1.6 dwelling units per gross acre. The proposed development will be serviced by a 39 foot wide private street, located adjacent to Regena Avenue, which terminates into a cul-de-sac. The minimum and maximum net lot area is 18,008 square feet and 19,355 square feet, respectively. The minimum and maximum gross lot area is 20,588 square feet and 23,628 square feet, respectively. The proposed development will include a security gate, where a waiver of development standards is requested to reduce the throat depth distance to the call box to 25 feet. A second waiver of development standards is requested for off-site improvements adjacent to Tee Pee Lane and Regena Avenue. The increase in finished grade will occur along the east side of the project site, adjacent to Tee Pee Lane.

Landscaping

The plans depict a 15 foot wide landscape area, including a 5 foot wide detached sidewalk, adjacent to Centennial Parkway. Medium, 24 inch box trees are planted 30 feet on center, in addition to shrubs and groundcover, along Centennial Parkway. A 6 foot wide landscape area, including medium trees planted 30 feet on center, shrubs, and groundcover, is proposed adjacent to Tee Pee Lane and Regena Avenue.

Elevations

The plans depict 3 different single story model homes with 3 elevation types for each residence. Each model ranges between 21 feet to 29 feet in height and features either a pitched concrete tile or standing seam metal roof. The exterior materials feature a combination of stucco and fiber cement siding. Architectural enhancements include stone and brick veneer, window fenestrations, and various recesses to break-up the vertical and horizontal surfaces of the structures.

Floor Plans

The plans depict a floor area ranging between 4,088 square feet and 4,360 square feet, depending on the option selected for the single family residence. The floor plans feature multiple bathrooms, bedrooms, closets, dining room, great room, exercise/retreat room, and a kitchen. Each model residence features a 2 to 4 car garage. A recreational vehicle garage is available as an option for 2 models, and is a standard feature for the third model.

Applicant's Justification

The applicant states other developments along Tee Pee Lane and Regena Avenue did not complete full off-site improvements to preserve the rural characteristic of the area. The intent of the design is to match the nearby area along Tee Pee Lane and Regena Avenue. Residential lots along the east side of the project site abutting Tee Pee Lane require fill above 18 inches due to the site having roughly a 10 foot drop in elevation between the west and east boundary. The increased fill will help ensure that any large grade differentials are being properly mitigated

while positive drainage is still facilitated throughout the site. The intent of the proposed development is to preserve the rural characteristic of the adjacent developments.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-1714-06	Single family residential planned unit development - expired	Approved by PC	January 2007
TM-500503-06	Single family residential - expired	Approved by PC	January 2007
VS-1713-06	Vacated an abandoned patent easements - expired	Approved by PC	January 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	City of Las Vegas	U/L	Undeveloped
South	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential
East	Rural Neighborhood Preservation (up to 2 du/ac) & Residential Low (up to 3 du/ac)	R-D & R-E	Single family residential
West	City of Las Vegas & Rural Neighborhood Preservation (up to 2 du/ac)	R-E & R-E (RNP-I)	Single family residential

Related Applications

Application Number	Request
TM-21-500062	A tentative map for 8 single family residential lots in an R-E zone is a companion item on this agenda.
VS-21-0230	A vacation and abandonment for government patent easements 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.

Design Review #1

The proposed design of the elevations and floor plans meet Urban Specific Policy 43 of the Comprehensive Master Plan by providing a variety of elevations with articulating building facades. Staff finds the density of this single family residential development is compatible and consistent with the planned and existing uses in the immediate area. This portion of the request is compliant with Land Use Goal 5 of the Comprehensive Master Plan, which encourages opportunities for developing low density residential areas as a lifestyle choice. Therefore, staff recommends approval.

Public Works - Development Review

Waiver of Development Standards #1

Staff has no objection to the reduction in the throat depth distance to the call box. The proposed 8 lot subdivision should see a low volume of traffic because of the limited number of lots.

Waiver of Development Standards #2

Staff has no objection to the request to not install full off-site improvements on Tee Pee Lane and Regena Avenue. This request will allow the new subdivision to develop while leaving the existing non-urban street standards in place, as was permitted with the surrounding developments.

Design Review #2

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.

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 Comprehensive 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 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;
- Full off-site improvements on Centennial Parkway;
- Right-of-way dedication to include 45 feet to the back of curb for Centennial Parkway, 30 feet for Tee Pee Lane, 30 feet for Regena Avenue, and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the final map;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; 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.

Building Department - Fire Prevention

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: PRIME BUILDING & DEVELOPMENT, LLC

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