

07/21/21 BCC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

UPDATE
RILEY ST/STANGE AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0233-KLOEHN MD TRUST & KLOEHN, MICHAEL F. & DEBBIE A. TRS:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) increased wall height; and 2) reduce the throat depth to a call box.

DESIGN REVIEWS for the following: 1) single family residential development; and 2) finished grade on 2.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the south side of Stange Avenue and the east side of Riley Street within Lone Mountain. RM/jvm/jd (For possible action)

RELATED INFORMATION:

APN:

138-05-601-013

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase combined screen wall and retaining wall height to 11 feet (5 foot retaining and 6 foot screen wall) where a maximum of 9 feet (3 foot retaining and 6 foot screen wall) is permitted per Figure 30.64-15 (a 22.2% increase).
2. Reduce the throat depth to a call box to 25 feet where 50 feet is required per Uniform Standard Drawing 222.1 (a 50% reduction).

DESIGN REVIEWS:

1. Single family residential.
2. Increase finished grade to 54 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 200% increase).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Acreage: 2.5
- Number of Lots/Units: 4
- Density (du/ac): 1.6
- Minimum/Maximum Lot Size (square feet): 21,262/25,287

- Project Type: Single family residential

Site Plan

The site plan depicts a gated 4 lot cul-de-sac with access from Stange Avenue. The lots range in size from 21,262 square feet (gross) to 25,287 square feet (gross). The throat depth to the call box for the gates is located at 25 feet from the right-of-way where a minimum of 50 feet is required, thus a waiver of development standards is required for the reduction. The 4 lots will be for custom or semi-custom homes; therefore, no house plans have been submitted with this request.

Landscaping

A 5 foot wide landscape planter with trees 30 feet on center is proposed behind a 5 foot wide landscape planter along Riley Street. In addition, a 5 foot wide planter with trees 30 feet on center with no sidewalk is depicted along Stange Avenue. There is also a 7 foot wide planter on both sides of the private entryway.

Applicant's Justification

The applicant indicates that the increase in wall height is needed because there is approximately 5.5 feet of elevation change from west to east across the site. The reduction to the call box to 25 feet should be sufficient for the 4 proposed lots. In addition, the increased fill should have little to no impact to the existing homes.

Prior Land Use Requests

Application Number	Request	Action	Date
VS-0028-07	Vacated and abandoned easements of interest - expired	Approved by PC	February 2007
ZC-0296-01	Created the RNP-I designation on the subject parcel	Approved by BCC	September 2001

Surrounding Land Use

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

Related Applications

Application Number	Request
VS-21-0234	A vacation and abandonment of easements of interest 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

Staff cannot support the increase of combined wall height along the east and south boundaries of the subject site as it will result in a redundant wall along the eastern property line that is considerably taller than the existing screen wall for the existing single family home. This will have a negative effect on the existing single family home to the east. In addition, even though there is currently not a home constructed on the property to the south, the effect of this request would be a 10.5 foot high wall on the property line between the subject parcel and the property to the south.

Design Review #1

Even though staff has no practical problem with the design of the 4 lot subdivision staff cannot support this request because it cannot support the increase in finished grade or the increase in combined wall height on the eastern and southern boundaries of the property.

Public Works - Development Review

Waiver of Development Standards #2

Staff has no objection to the reduction in the throat depth distance to the call box. The proposed 4 lot subdivision should see a low volume of traffic because of the limited number of lots. However, since Planning is recommending denial of the application, staff cannot support this request.

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. Planning staff does not support the increase in combined screen wall and retaining wall heights, which is a direct correlation to the request to increase grade. Since Planning finds that the walls will have a negative impact on adjacent properties, staff cannot support the request to increase grade.

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 2 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 Riley Street, except streetlights;
- Right-of-way dedication to include 30 feet for Stange Avenue, 30 feet for Riley Street, and associated spandrel;
- 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 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: Lone Mountain - denial.

APPROVALS: 1 card

PROTESTS: 3 cards

COUNTY COMMISSION ACTION: July 7, 2021 – HELD – To 07/21/21 – per the applicant.

APPLICANT: KLOEHN MD TRUST & KLOEHN, MICHAEL F. & DEBBIE A. TRS

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