

SINGLE FAMILY
RESIDENTIAL SUBDIVISION
(TITLE 30)

TORREY PINES DR/FARM RD

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0386-Z S K S A I Z M FAMILY TRUST, ET AL:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** wall height; and **2)** off-site improvements (curb, gutter, streetlights, sidewalks, and partial paving).

DESIGN REVIEWS for the following: **1)** finished grade; and **2)** single family residential subdivision on 8.1 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the west side of Torrey Pines Drive, 625 feet south of Farm Road within Lone Mountain. MK/jt/jo (For possible action)

RELATED INFORMATION:

APN:

125-14-305-001; 125-14-305-004

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase wall height to 10 feet (4 foot retaining wall and 6 foot screen wall) where 9 feet (3 foot retaining wall and 6 foot screen wall) is the maximum per Section 30.64.050 (an 11% increase).
2. Waive off-site improvements (curb, gutter, sidewalks, streetlights, and partial paving) along Torrey Pines Drive where required per Chapter 30.52.

DESIGN REVIEWS:

1. Increase finished grade to 60 inches where a maximum of 18 inches is the standard per Section 30.32.040 (a 233% increase).
2. Single family residential subdivision.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 8.1
- Number of Lots: 16
- Density (du/ac): 1.9

- Minimum/Maximum Lot Size (gross square feet): 20,018/25,038
- Minimum/Maximum Lot Size (net square feet): 18,000/20,646
- Project Type: Single family residential subdivision
- Number of Stories: 1
- Building Height: 20 feet, 6 inches
- Square Feet: 2,440/2,580/2,747

History

A previous application (WS-19-0567) was approved on this site for an 18 lot single family subdivision with a companion tentative map (TM-19-500149). However, those applications included the entire 9.4 acre site. This application excludes a 1.3 acre portion of the site, which will remain with an existing single family residence and accessory structure. If approved, this application will expunge the prior approvals.

Site Plan

The site plan depicts a 16 lot single family residential subdivision with access from Torrey Pines Drive. The internal private streets are 39 feet wide with no sidewalks, and the internal street network includes 2 cul-de-sacs and a stub street. Existing structures on the site will be removed; however, the existing residence and accessory structure will remain in the southeast portion of the site. A portion of the accessory structure will be removed to maintain a 6 foot side setback from the future property line.

A waiver of development standards is necessary to not install off-site improvements along Torrey Pines Drive, and a design review is necessary to increase the finished grade up to 60 inches, which will occur along the southern lots.

Landscaping

Landscaping includes a 15 foot wide landscape strip along Torrey Pines Drive on the east side of the site and a 6 foot wide landscape strip along Sisk Road in the northwest portion of the site. An access gate will allow a future homeowner to maintain the landscaping along Sisk Road.

Retaining walls up to 4 feet in height with a 6 foot block wall will be located along the southern property line and a portion of the east property line. A waiver of development standards is necessary to allow retaining walls over 3 feet in height.

Elevations

Elevations of the single story homes extend up to 21 feet in height, and 3 elevation types are provided for each of the 3 floor plans. Exterior features include pitched tile roofs, painted stucco, architectural features such as faux shutters and stucco pop-outs, a standard garage, and an attached recreational vehicle garage.

Floor Plans

The floor plans are 2,440 square feet, 2,580 square feet, and 2,747 square feet. The largest model also includes an additional optional bedroom, an optional club room, and an optional second master bedroom. All the models include attached recreational vehicle garages in addition to the standard garages.

Applicant’s Justification

The applicant indicates that the single family subdivision is compatible with the rural characteristics of the area, and the alternatives to Title 30 standards are necessary. For example, the increased retaining wall heights will be located along the southern and eastern boundaries, and the increased wall height is necessary to accommodate the 5 feet of elevation change from northwest to southeast across the site. Likewise, the increased finished grade will also occur on the southern lots to accommodate the elevation change on the site. Impacts to the surrounding properties should be minimal since the adjacent parcel to the west is undeveloped, and the subdivisions to the north and south are similarly developed. Lastly, the waiver of development standards for off-site improvements on Torrey Pines Drive will maintain the rural character of the area and match the existing rural street standards along Torrey Pines Drive.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-19-0567	Single family residential subdivision	Approved by BCC	September 2019
TM-19-500149	18 lot single family residential subdivision	Approved by BCC	September 2019
VS-0013-11	Vacated and abandoned a portion of right-of-way being Sisk Road between Eisner Drive (alignment) and Solar Avenue (alignment) – recorded	Approved by PC	March 2011
WS-0014-11	Allowed an over-length cul-de-sac	Approved by PC	March 2011
UC-1106-08	Request for a communication tower with increased height, and reduced separation from a residential development	Denied by PC	February 2009
VS-0929-05	Vacated and abandoned a portion of right-of-way being Severance Lane located between Torrey Pines Drive and Sisk Lane – re-recorded	Approved by PC	July 2005
WS-0791-03	Allowed accessory structures in the front yard, reduced setbacks, increased height, and allow a chain link fence in the front yard	Approved by PC	June 2003
ZC-0296-01	Reclassified various parcels in the Lone Mountain area from R-U, R-A, and R-E zoning to R-E (RNP-I), R-A (RNP-I), and R-A (RNP-II) zoning	Approved by BCC	September 2001

Surrounding Land Use

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

Related Applications

Application Number	Request
TM-21-500117	A tentative map for a 16 lot single family subdivision 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

Increasing the retaining wall height should not create any negative impacts on the adjacent properties since the adjacent property to the west is undeveloped, the remaining single family home to the east is part of this development, and the subdivision to the south is similarly developed to this proposed subdivision. Also, the increased retaining wall height is necessary to accommodate the approximately 5 feet of elevation change across the site. As a result, staff can support the request.

Design Review #1

Urban Specific Policy 4 in the Comprehensive Master Plan encourages vacant lots to develop at similar densities to the surrounding area. Here, the proposed subdivision will maintain a similar density and lot size with the adjacent subdivisions. The subdivision is also consistent with Urban Specific Policy 37, which discourages gated communities in the estate residential areas. Although the streets will be private, the entrance to the subdivision is not gated, which is consistent with Policy 37. Lastly, the design of the houses includes architectural features on all sides of the houses, and the designs are aesthetically pleasing. Therefore, staff can support design review #1.

Public Works - Development Review

Waiver of Developmental Standards #2

Staff cannot support the request to not install full off-sites on Torrey Pines Drive, an 80 foot collector street. Historical events have demonstrated how important off-site improvements are for drainage control. 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. Additionally, other subdivisions in the area are improved with full off-site improvements.

Design Review #1

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 of waiver of development standards #1 and the design reviews; denial of waiver of development standards #2.

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:

- Expunge WS-19-0567 and TM-19-500149;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Applicant to coordinate a contribution with Public Works for improvements on Torrey Pines Drive.
- 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.

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised that there are active septic permits on APNs 125-14-305-001 and 125-14-305-004; to connect to municipal sewer and remove the septic systems in accordance with Section 17 of the SNHD *Regulations Governing Individual Sewage*

Disposal Systems and Liquid Waste Management; and to submit documentation to SNHD showing that the systems have been properly removed.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Lone Mountain - approval (homes finished floor must not exceed 30 inches in consideration of the southern neighbors' existing lots).

APPROVALS:

PROTESTS:

APPLICANT: UMER MALIK

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