ACCESS TO ANN RD
(TITLE 30)

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-18-0605-TEE PEE MANOR ESTATES, LLC:

**HOLDOVER WAIVER OF DEVELOPMENT STANDARDS** to allow a proposed single family residential lot to have access to an arterial street (Ann Road) where residential lots are to be accessed from local streets in conjunction with a proposed single family residential development on 4.0 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the northwest corner of Ann Road and Tee Pee Lane within Lone Mountain. LB/al/ml (For possible action)

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RELATED INFORMATION:

**APN:**
125-30-806-009

**LAND USE PLAN:**
LONE MOUNTAIN - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

**BACKGROUND:**
**Project Description**
General Summary
- Site Address: 5685 N. Tee Pee Lane
- Site Acreage: 4
- Project Type: Proposed single family residential lot with access to Ann Road

**Site Plan**
The applicant is proposing to subdivide the parcel into a single family residential development by recording a minor subdivision map. The proposed development will be for custom homes so no building plans were submitted with this request. The northern and southern halves of the parcel will each consist of 4 lots. The plans depict 3 of the proposed lots on the southern half of the site with access from Tee Pee Lane, which is a local street. The plans depict the fourth lot with access from Ann Road, which is an arterial street and direct access to arterial streets is not permitted for single family residential lots by Code. The plans indicate the driveway for the lot accessing Ann Road will be a half circle design which will alleviate vehicles from backing into the right-of-way.
Applicant’s Justification
The applicant indicates that the design is consistent with other homes already fronting Ann Road including the residence to the south. The proposed design is justified due to the location of the driveway being over 200 feet away from the intersection of Ann Road and Tee Pee Lane. Additionally, improvement plans for Ann Road (project #R107D15) depict a center median in the Ann Road right-of-way. This future median will restrict access to the proposed lot to right turn in and out only, which will provide safer travel conditions for the site.

Prior Land Use Requests

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
<th>Action</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>MSM-18-600027</td>
<td>Minor subdivision map to subdivide the parcel into 2 lots</td>
<td>Reviewed by staff</td>
<td>March 2018</td>
</tr>
<tr>
<td>MSM-18-600028</td>
<td>Minor subdivision map to subdivide the northern half of the parcel into 4 lots</td>
<td>Reviewed by staff</td>
<td>March 2018</td>
</tr>
<tr>
<td>MSM-18-600029</td>
<td>Minor subdivision map to subdivide the southern half of the parcel into 4 lots</td>
<td>Reviewed by staff</td>
<td>March 2018</td>
</tr>
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</table>

Surrounding Land Use

<table>
<thead>
<tr>
<th>Planned Land Use Category</th>
<th>Zoning District</th>
<th>Existing Land Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North, South, East &amp; West</td>
<td>R-E(RNP-I)</td>
<td>Undeveloped parcels &amp; single family residences</td>
</tr>
</tbody>
</table>

Related Applications

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
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<tr>
<td>VS-18-0606</td>
<td>A request to vacate easements is a companion item on this agenda.</td>
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</table>

STANDARDS FOR APPROVAL:
The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis
Current Planning
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.

There is an existing single family residence to the south across Ann Road that was constructed in 1989 that has access to and from Ann Road. Between Durango Drive and Hualapai Way there are 18 existing single family residences that have access from Ann Road and all of these residences were constructed prior to 2003. The subdivisions which created the lots that these
homes were constructed on were recorded prior to 1993. Lots within the residential subdivisions in this area that were recorded after 1993 do not have direct access to Ann Road.

Allowing a single family residence to have access to Ann Road, an arterial street, does not comply with implementing the Transportation System Policy 8 of the Transportation Element of the Comprehensive Master Plan, which states that access to residential lots should be taken from local streets. Allowing access to Ann Road does not comply with Urban Specific Policy 33 of the Comprehensive Master Plan which encourages any parcels within residential subdivisions located at major intersections be required to receive their access from within the subdivision. Policy 33 also states that corner parcels at major intersections that have a residential land use designation should not have access to collector or arterial streets.

There are other single family residences in the area that have access to Ann Road. However, these residences were all constructed on parcels within subdivisions that recorded prior to 1993. Lots within subdivisions that have recorded in the area since 1993 have access from local streets or private cul-de-sacs. There are other design options available for the subdivision layout that would not require a waiver of development standards. Staff finds that the request to allow access to Ann Road is due to the design of the proposed subdivision which is a self-imposed hardship that staff does not support. Staff also finds that the applicant has not provided a sufficient justification to allow access to Ann Road for the proposed lot; therefore, staff does not support this request.

Public Works - Development Review

Staff cannot support this waiver to allow a residential lot to have access through an arterial street. Ann Road has been designed and it is been improved by the County. The design shows a grade difference between the road and the lot that does not allow for a smooth vehicular transition in and out of the lot. Furthermore, there will be a median along Ann Road that will prevent left turn movements out and into the proposed residential lot. This will cause the residents to have to do U-turn movements on Ann Road. If this waiver is approved the development must be graded to match the grades along Ann Road to allow smoother movements into the lot.

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 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
- Development along Ann Road must match grade elevations per Clark County Public Works Ann Road Project, applicant to coordinate with Public Works Design Division;
- Lots fronting Ann Road to provide a type of driveway that prevents vehicles from backing out into the right-of-way.

Building Department - Fire Prevention
- Applicant to show fire hydrant locations on-site and within 750 feet; that fire/emergency access must comply with the Fire Code as amended; that fire protection may be required for this facility; and to contact Fire Prevention for further information at (702) 455-7316.

Southern Nevada Health District (SNHD) - Septic
- Applicant is advised that there is an existing septic system on this property; and to connect to municipal sewer and abandon or remove the septic system in accordance with Section 17 of the SNHD Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management and submit documentation to SNHD showing that the system has been properly abandoned.

Clark County Water Reclamation District (CCWRD)
- No comment.

TAB/CAC: Lone Mountain - approval.
APPROVALS:
PROTESTS: 1 card

PLANNING COMMISSION ACTION: September 18, 2018 – HELD – To 10/16/18 – per the applicant to hold a neighborhood meeting.

APPLICANT: TEE PEE MANOR ESTATES
CONTACT: LR NELSON CONSULTING ENGINEERS, 6765 W. RUSSELL RD #200, LAS VEGAS, NV 89118