

11/16/21 PC AGENDA SHEET

SAGUARO PYLE
(TITLE 30)

PYLE AVE/ARVILLE ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-21-500141-CIMARRON WARM SPRINGS, LLC:

TENTATIVE MAP consisting of 180 residential lots and common lots on 25.2 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the south side of Pyle Avenue and the east side of Arville Street within Enterprise. JJ/jt/jd (For possible action)

RELATED INFORMATION:

APN:

177-30-701-001 through 177-30-701-004; 177-30-701-007 through 177-30-701-010; 177-30-701-038 through 177-30-701-039

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 25.2
- Number of Lots: 180 residential/16 common
- Density (du/ac): 7.2
- Minimum/Maximum Lot Size (square feet): 3,360/7,493
- Project Type: Single family residential development

The tentative map depicts a 180 lot single family residential subdivision, which is a continuation of a previously approved subdivision to the south (NZN-21-0203). Combined with the subdivision to the south, the total number of lots are 353. The main access for this subdivision includes a 51 foot wide gated driveway from Pyle Avenue on the north side of the site. Two, 43 foot wide streets with a sidewalk on one side, run east/west across the length of the site. Five cul-de-sacs extend north, a stub street extends south on the west side of the site, and the north/south private street on the east side of the site provides the connection to the adjacent subdivision to the south. Pedestrian access easements are provided from within the subdivision to Arville Street on the west side of the site and from the easternmost and westernmost cul-de-sacs to Pyle Avenue to the north.

Landscaping along Arville Street and along Pyle Avenue is 15 feet wide with a detached sidewalk. Exterior landscaping is also provided along the southwest portion of the site, which

after Haleh Avenue is vacated, will be adjacent to an existing single family residence. Within the subdivision, landscaping is provided within a median and along both sides of the main entrance/exit from Pyle Avenue. Landscaping on both sides of this main entrance/exit is 13 feet wide with detached 5 foot wide sidewalks. Common lots with landscaping are provided on the sides of certain lots, and a 12,921 square foot common lot is located near the main entrance/exit, which provides pedestrian access between the northern and southern east/west streets.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-20-0137	Single family residential subdivision with increased wall height and increased finished grade	Withdrawn	April 2020
VS-20-0138	Vacation and abandonment for easements and rights-of-way	Withdrawn	April 2020
TM-20-500042	188 single family residential lots	Withdrawn	April 2020
LUP-20-700120	Request to redesignate the land use category for a portion of the site from RNP to RS – Enterprise Land Use Plan Update cancelled due to pandemic	Deleted	April 2020
LUP-20-700118	Request to redesignate the land use category for a portion of the site from RNP to RUC – Enterprise Land Use Plan Update cancelled due to pandemic	Deleted	April 2020
LUP-20-700116	Request to redesignate the land use category for a portion of the site from RL to RS – Enterprise Land Use Plan Update cancelled due to pandemic	Deleted	April 2020
NZC-19-0612	Reclassified 33.5 acres, including portions of this site, to R-2 zoning for a single family residential development	Approved by BCC	November 2019
VS-0095-11	Vacated and abandoned a portion of right-of-way being Hinson Street located between Haleh Avenue and Pyle Avenue	Approved by PC	May 2011
ZC-0030-11	Reclassified 75 acres to R-A (RNP-I) zoning and R-E (RNP-I) zoning to establish a Residential Neighborhood Preservation Overlay District	Approved by BCC	March 2011
ZC-1026-05	Reclassified approximately 3,800 parcels of land from an R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Low (up to 3.5 du/ac)	R-E & R-D	Single family residences & single family residential subdivision
South	Rural Neighborhood Preservation (up to 2 du/ac) & Residential Low (up to 3.5 du/ac)	R-E (RNP-I) & R-E (RNP-I) under ROI to R-2	Single family residences & undeveloped (approved for a single family residential subdivision)

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
East	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I) & R-E (RNP-I) under ROI to R-2	Undeveloped & single family residence
West	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped

The site and the surrounding area are located in the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
NZC-21-0492	A nonconforming zone change to reclassify the site to R-2 zoning for a single family residential development is a companion item on this agenda.
VS-21-0493	A request to vacate and abandon easements and rights-of-way 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

This request meets the tentative map requirements as outlined in Title 30.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the McCarran International Airport and is subject to continuing aircraft noise and over-flights. Future demand for air travel and airport operations is expected to increase significantly. Clark County intends to continue to upgrade the McCarran International Airport facilities to meet future air traffic demand.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on December 22, 2021 at 9:00 a.m., unless otherwise announced.

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, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Expunge the remaining portions of NZC-19-0612 for this site.
- 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 a final map for all, or a portion, of the property included under this application must be recorded within 4 years 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;
- Right-of-way dedication to include 35 feet to the back of curb for Arville Street, 35 feet to the back of curb for Pyle Avenue, and associated spandrel;
- 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 subdivision map;
- Applicant shall coordinate with Public Works - Development Review to apply for a Bureau of Land Management (BLM) right-of-way grant.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and will require the vacation of portion of excess right-of-way 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.

Current Planning Division - Addressing

- Private streets shall have approved street names and suffixes;
- Approved street name list from the Combined Fire Communications Center shall be provided.

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; that the Federal Aviation Administration will no longer approve remedial noise mitigation measures for incompatible development impacted by aircraft operations which was constructed after October 1, 1998; and that funds will not be available in the future should the residents wish to have their buildings purchased or soundproofed.

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; and that fire/emergency access must comply with the Fire Code.

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 #0237-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: KB HOME LAS VEGAS, INC

CONTACT: THE WLB GROUP, 3663 E. SUNSET ROAD, SUITE 204, LAS VEGAS, NV
89120