

UPDATE

WARM SPRINGS - MONTESSOURI
(TITLE 30)

WARM SPRINGS RD/MONTESSOURI ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-22-500217-ROOHANI KHUSROW FAMILY TRUST:

HOLDOVER TENTATIVE MAP consisting of 60 single family residential lots and common lots on 7.3 acres in an RUD (Residential Urban Density) Zone.

Generally located on the south side of Warm Springs Road and the east side of Montessori Street within Enterprise. MN/rk/syp (For possible action)

RELATED INFORMATION:

APN:

176-10-502-009; 176-10-514-001

LAND USE PLAN:

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 7.3
- Number of Lots: 60
- Density (du/ac): 8.2
- Minimum/Maximum Lot Size (square feet): 2,885/3,967
- Project Type: Single family residential development

The plans depict a residential development totaling 60 single family lots and 6 common area lots on 7.3 acres. The density of the residential subdivision is 8.2 dwelling units per acre. The lots range in size from a minimum of 2,885 square feet to a maximum of 3,967 square feet. The subdivision will be served by 43 foot wide private streets which includes a sidewalk on 1 side of the street. The street network consists of 2 main drives with a loop street and 2 stub streets toward the northern portion of the development. The subdivision will have 2 points of access from Mardon Avenue to the south. The proposed development requires 12,000 square feet of open space where 12,872 square feet of open space is provided. The open space area (Common Element F) is centrally located within the project, dividing 2 rows of residences. Street landscaping consists of a 15 foot wide landscape area, including a 5 foot wide detached sidewalk located adjacent to Warm Springs Road and Montessori Street. The street landscaping along Mardon Avenue shows a 6 foot landscape area behind and attached sidewalk.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-18-0583	Reclassified the site to R-4 zoning for a multiple family residential development	Withdrawn	November 2018
VS-18-0596	Vacated and abandoned portions of right-of-way	Withdrawn	November 2018
VS-18-0598	Vacated and abandoned portions of right-of-way	Withdrawn	November 2018
ZC-1458-07	Reclassified a portion of the site to C-1 zoning for a future mixed-use development	Approved by BCC	February 2008

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	M-D	Distribution center
South	Open Lands	P-F	Public park
East	Neighborhood Commercial	C-1	Shopping center
West	Neighborhood Commercial	C-1 & C-P	Undeveloped & daycare facility

The subject site is located within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
NZC-22-0653	A nonconforming zone change to reclassify the site to RUD zoning for a single family residential development is a companion item on this agenda.
VS-22-0654	A vacation and abandonment of roadway easements for detached sidewalks 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; however, approval of this request is contingent upon approval of NZC-22-0653, which staff cannot support.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Harry Reid 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 Harry Reid International Airport facilities to meet future air traffic demand.

Staff Recommendation

Denial. This item has been forwarded to the Board of County Commissioners' meeting for final action.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, and/or the Nevada Revised Statutes.

PLANNING COMMISSION ACTION: February 21, 2023 – APPROVED – Vote: Unanimous
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 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

- Provide an emergency access only gate where Street B terminates onto Montessori Street;
- Install “No Parking” signage on the north side of Mardon Avenue;
- Install crosswalks at the intersection of Montessori Street and Mardon Avenue going north to south and east to west;
- 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 30 feet for Mardon Avenue, 25 feet to the back of curb for Montessori Street, 45 feet to the back of curb for Warm Springs Road, and associated spandrels;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for a bus turnout on Warm Springs Road, east of Montessori Street, including passenger loading/shelter pad in accordance with RTC standards.
- 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; and 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.

Current Planning Division - Addressing

- No comment.

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.

Fire Prevention Bureau

- No comment.

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 #0008-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS:

PLANNING COMMISSION ACTION: January 17, 2023 – HELD – To 02/07/23 – per the applicant.

PLANNING COMMISSION ACTION: February 7, 2023 – HELD – To 02/21/23 – per Commissioner Lee.

COUNTY COMMISSION ACTION: February 22, 2023 – HELD – To 03/08/23 – per the applicant.

APPLICANT: KB HOME LAS VEGAS, INC.

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