

11/02/22 BCC AGENDA SHEET

MANHATTAN 702 RESIDENCES
(TITLE 30)

SERENE AVE/MANHATTAN RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-22-500168-ABBOUD, ELIAS & NOUHRA, YARA:

TENTATIVE MAP consisting of 6 lots and common lots on 2.1 acres in an R-D (Suburban Estates Residential) Zone.

Generally located on the north side of Serene Avenue and the west side of Manhattan Road within Paradise. JG/md/syp (For possible action)

RELATED INFORMATION:

APN:

177-24-601-016; 177-24-601-017

LAND USE PLAN:

WINCHESTER/PARADISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2.1
- Number of Lots: 6
- Density (du/ac): 3
- Minimum/Maximum Lot Size (square feet): 13,935/15,713
- Project Type: Single family residential development

The plans depict a single family residential development consisting of 6 lots on 2.1 acres with a density of 3 dwelling units per acre. The minimum and maximum lot sizes are 13,935 square feet and 15,713 square feet, respectively. The sole means of ingress/egress to the proposed development is via an east/west 39 foot wide private street (terminating in a cul-de-sac bulb) that connects to Manhattan Road. No internal sidewalks are provided adjacent to the private street. Furthermore, no off-site improvements are provided adjacent to Serene Avenue and Manhattan Road, necessitating a waiver of development standards. A 3 foot retaining wall with a 4 foot high screen wall is proposed along the north property line. Six foot high screen walls are proposed along the west, east, and south property lines.

Landscaping

The plans depict large trees planted 30 feet on center along Serene Avenue and Manhattan Road. The trees are located inside of the perimeter wall adjacent to the 2 streets. Landscaping is also located throughout the interior of the project site, including within the planter area with the gate call box.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-1178-05	Reduced front yard setback for a proposed single family residence - expired	Approved by PC	September 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Use	R-E	Place of worship
South	City of Henderson	RS-2	Undeveloped
East	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E	Single family residential

Related Applications

Application Number	Request
NZC-22-0481	A nonconforming zone change to reclassify 2.1 acres from an R-E to an R-D zone for a proposed single family residential development 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, since staff is not supporting the nonconforming zone boundary amendment, waivers of development standards, and design reviews, staff recommends denial.

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: October 4, 2022 – APPROVED – Vote: Unanimous
Absent: Stone

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

- Drainage study and compliance;
- Traffic study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions).
- Applicant is advised that the streetlight located just south of the driveway entrance on Manhattan Road may need to be relocated; and that off-site improvement permits may be required.

Current Planning Division - Addressing

- The street shall have an approved street name with the suffix of Court;
- Approved street name list from the Combined Fire Communications Center shall be provided.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- 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)

- 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 #0333-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Paradise - denial.

APPROVALS:

PROTESTS:

APPLICANT: EJA DESIGN STUDIOS, LLC

CONTACT: EJA DESIGN STUDIOS, LLC, 3010 SCENIC VALLEY WAY, HENDERSON, NV 89052