

EDMOND COUGAR
(TITLE 30)

UPDATE
MOHAWK ST/FORD AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-20-500169-DFFO LLC ETAL & ROOHANI KHUSROW FAMILY TRUST:

HOLDOVER TENTATIVE MAP consisting of 46 single family residential lots and 7 common lots on 6.4 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the east and west sides of Edmond Street and the north side of Ford Avenue within Enterprise. JJ/lm/jd (For possible action)

RELATED INFORMATION:

APN:

176-13-701-018 through 176-13-701-022

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 6.4
- Number of Lots: **31 lots with 8 common element lots**
- Density (du/ac): **4.8**
- Minimum/Maximum Lot Size (square feet): **5,347/8,751**
- Open Space Required/Provided: **0/14,518**

The plans depict a single family residential subdivision consisting of **31** lots with a density of **4.8** dwelling units per acre. The lots range in area between **5,347** square feet to **8,751** square feet **with an average lot size of 6,932 square feet**. The site has frontage along Mohawk Street to the west, Ford Avenue to the south, and Edmond Street bisecting the west and east portions of the development. Lots on the west side of the development will **either** have direct access to Mohawk Street **or from a 49 foot wide east/west public street with sidewalks on both sides of the street**. Access to the remaining lots, **east of Edmond Street** are via 43 foot wide private streets which include a sidewalk on 1 side of the street and end in either a stub street or hammerhead design cul-de-sac. The plans also depict that the finished grade of the site will be increased to **7.5** feet in specific areas. Common element lots are located along Ford Avenue, Edmond Street, and internal to the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0528-06	Reclassified 1.2 acres to CRT zoning for future office - expired	Approved by BCC	May 2006
ZC-0985-02	Reclassified 2.1 acres to C-P zoning for future offices	Approved by BCC	August 2002
UC-0480-99	Power transmission corridor	Approved by PC	May 1999

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac) & Residential Suburban (up to 8 du/ac)	H-2, R-E & R-E (RNP-I)	Single family residential & undeveloped
South	Residential Suburban (up to 8 du/ac) & Business and Design/Research Park	M-D	Commercial & undeveloped
East	Residential Medium (3 du/ac to 14 du/ac) & Commercial General	RUD & C-2	Single family residential & retail development
West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Undeveloped

Related Applications

Application Number	Request
ZC-20-0489	A zone change to reclassify 6.4 acres to R-2 zoning for a single family residential development is a companion item on this agenda.
VS-20-0490	A request to vacate patent easements 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, staff is unable to support the design review for the subdivision due to the function of the subdivision without 10,000 square foot buffer lots, and with the hammerhead street design (ZC-20-0489); therefore, staff is unable to support the tentative map.

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

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, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- 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 the spandrel at the intersection of Mohawk Street and Ford Avenue.
- 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.

Current Planning Division - Addressing

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

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

- 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 #0145-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

COUNTY COMMISSION ACTION: December 16, 2020 – HELD – To 01/06/21 – per the applicant.

COUNTY COMMISSION ACTION: January 6, 2021 – HELD – To 02/03/21 – per the applicant.

COUNTY COMMISSION ACTION: February 3, 2021 – HELD – To 02/17/21 – per the applicant.

COUNTY COMMISSION ACTION: February 17, 2021 – HELD – To 03/03/21 – per the applicant.

COUNTY COMMISSION ACTION: March 3, 2021 – HELD – To 03/17/21 – per the Board of County Commissioners.

APPLICANT: WILLIAM LYON HOMES INC DBA TAYLOR MORRISON HOMES

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