

UPTON
(TITLE 30)

UPDATE
QUARTERHORSE LN/MARTIN AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-22-500166-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:

TENTATIVE MAP consisting of 149 lots and common lots on 15.3 acres in an R-3 (Multiple Family Residential) Zone.

Generally located on the east side of Quarterhorse Lane and the north side of Martin Avenue within Spring Valley. JJ/jad/syp (For possible action)

RELATED INFORMATION:

APN:

176-05-101-016 through 176-05-101-018

LAND USE PLAN:

SPRING VALLEY - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Acreage: 15.3
- Number of Lots: 149
- Density (du/ac): 9.7
- Minimum/Maximum Lot Size (square feet): 2,743/4,034
- Project Type: Single family residential development
- Open Space Required/Provided: 17,880/17,961

The plans depict a residential development consisting of 149 single family detached lots with 8 common area lots, 3 of which are functional open space. The lots are generally designed in an east/west direction with a block of lots running north/south on the eastern and western boundary of the subdivision. There is 1 point of access to the subdivision via Quarterhorse Lane, and the lots are served by 43 foot wide private streets with 5 foot sidewalks on 1 side of the street for Ellery Street and Bowery Street (north/south streets) and 4 foot sidewalks on 1 side of the street for Rivington Avenue, Vesey Avenue and Nostrand Avenue (east/west streets). The reduced intersection off-set is for the entrance into the subdivision (Rivington Avenue) between Quarterhorse Lane and Wagon Trail Avenue.

Landscaping

A 15 foot wide landscape area, including a detached sidewalk is proposed along Quarterhorse Lane, and a 6 foot landscape area behind an attached sidewalk is proposed along Martin Avenue.

The plans depict 3 predominant open space areas. The first of 2 dog parks is located at the entrance to the subdivision and is 2,125 square feet. A second dog park area measuring 2,878 square feet is located in northeast corner of the development. A 12,958 square foot park is located in the northwest portion of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-19-0985	Reclassified to R-4 zoning for a multiple family development	Approved by BCC	March 2020
VS-19-0986	Vacated and abandoned easements	Approved by BCC	March 2020
PA-18-700003	Amended the land use categories from RS and CG to RUC, limited to 24 du/ac	Approved by BCC	April 2019
VS-0901-17	Vacated and abandoned a portion of I-215 - recorded	Approved by PC	December 2017
VS-0199-16	Vacated and abandoned a portion of I-215 - recorded	Approved by PC	May 2016
NZC-0626-13	Reclassified to R-2 zoning for a single family residential development - expired	Approved by BCC	March 2014
TM-0171-05	38 single family lots - expired	Approved by PC	April 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-4	Multiple family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
East	Urban Neighborhood (greater than 18 du/ac) & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2 & R-4	Single family residential & multiple family development
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RUD	Single family development

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

Related Applications

Application Number	Request
NZC-22-0476	A zone change to reclassify from an R-4 to an R-3 zone for a single family residential development is a companion item on this agenda.
VS-22-0477	A vacation and abandonment of 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, since staff does not support the design review (NZC-22-0476) staff cannot support the tentative map.

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.

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 25 feet to the back of curb for Quarterhorse Lane, 30 feet for Martin Avenue, and associated spandrel;
- Applicant shall contribute \$300,000 for the Quarterhorse Lane/Sunset Road intersection improvement project.
- Applicant is advised 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; 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

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

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 #0094-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Spring Valley - approval.**APPROVALS:****PROTESTS:**

PLANNING COMMISSION ACTION: October 4, 2022 – DENIED – Vote: Unanimous
Absent: Stone

APPLICANT: KB HOME LAS VEGAS, INC.

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