

01/18/23 BCC AGENDA SHEET

OWENS & SANDY
(TITLE 30)

OWENS AVE/SANDY LN

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-22-500181-SOUTHWEST AFFORDABLE RE, LLC:

TENTATIVE MAP consisting of 27 lots and common lots on 2.5 acres in the RUD (Residential Urban Density) Zone.

Generally located on the north side of Owens Avenue and the west side of Sandy Lane within Sunrise Manor. WM/bb/syp (For possible action)

RELATED INFORMATION:

APN:

140-19-401-009

LAND USE PLAN:

SUNRISE MANOR - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 1625 Sandy Lane
- Site Acreage: 2.5
- Number of Lots/Units: 27
- Density (du/ac): 11
- Minimum/Maximum Lot Size (square feet): 2,450/3,321
- Project Type: Detached Single family residential

The tentative map depicts a detached single family residential subdivision with 27 lots and 4 common lots located on 2.5 acres. Access to the proposed development is from Sandy Lane and will have interior private stub streets that are 37 feet wide to accommodate fire and utility access. The project will not be gated and will include a single point of access from the east along Sandy Lane. Perimeter public streets include Sandy Lane with a proposed attached 5 foot wide sidewalk on the east side and Owens Avenue which is located along the south property line with 100 feet of right-of-way.

Landscaping

A 10 foot landscape strip, 6 foot decorative wall, and large trees every 20 feet is proposed behind an existing 5 foot wide attached sidewalk along Owens Avenue where 15 feet is required. A 6 foot landscape strip, 6 foot decorative wall, large trees every 20 feet, and a 5 foot attached sidewalk is proposed along Sandy Lane. Common lots C and D will have 9 large trees and gravel/mulch surface with shrubs.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0201-10	Multiple family residential development	Denied by PC	September 2010
WS-0039-08	Multiple family residential with a waiver for setback - expired	Approved by PC	March 2008
ZC-0134-96	Reclassified from T-C to R-3 zoning for senior housing	Approved by BCC	February 1996

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, East, & West	Compact Neighborhood (up to 18 du/ac)	R-3	Multiple family residential
South	City of Las Vegas	R-1	Single family residential

Related Applications

Application Number	Request
ZC-22-0538	A zone change to reclassify from R-3 to RUD zoning, waive rear yard building width, reduced open space, and reduced landscaping 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.

Staff Recommendation

Approval.

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.

PRELIMINARY STAFF CONDITIONS:**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

- Comply with approved drainage study PW22-14127;
- Full off-site improvements;
- Right-of-way dedication to include 21 feet for Sandy Lane, and associated spandrel;
- Striping on Sandy Lane per the striping exhibit dated November 9, 2022;
- If required by the Regional Transportation Commission (RTC), dedicate and construct a standard 5 foot by 25 foot bus shelter pad easement behind the sidewalk on Owens Avenue west of Sandy Lane in accordance with RTC standards.

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 CCWRD does not provide sanitary sewer service in this portion of the unincorporated county; and that for any sanitary sewer needs, applicant is advised to contact the City of Las Vegas to see if the City has any gravity sanitary sewer lines located in the vicinity of the applicant's parcel.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: TOLL SOUTH IV, LLC

CONTACT: LUCY STEWART, LAS CONSULTING, 1930 VILLAGE CENTER CIRCLE, BLD 3 STE 577, LAS VEGAS, NV 89134