

OFF-SITE IMPROVEMENTS
(TITLE 30)

MONROE AVE/MORNING SUN WAY

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0041-A&M STRUCTURING 6, LLC & AVENDANO'S PROPERTY DEVELOPMENT INC:

WAIVER OF DEVELOPMENT STANDARDS for full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) in conjunction with a minor subdivision parcel map on 4.4 acres in an R-E (Rural Estates Residential) Zone.

Generally located on the north side of Monroe Avenue and the east side of Morning Sun Way within Sunrise Manor. TS/rk/jd (For possible action)

RELATED INFORMATION:

APN:

140-26-102-006

WAIVER OF DEVELOPMENT STANDARDS:

Waive full off-site improvements (partial paving, curb, gutter, sidewalk, and streetlights) along Monroe Avenue and Morning Sun Way where required per Section 30.52.050.

LAND USE PLAN:

SUNRISE MANOR - RURAL NEIGHBORHOOD PRESERVATION (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.4
- Number of Lots: 4
- Density (du/ac): 0.9
- Minimum/Maximum Lot Size (square feet): 47,746/48,601
- Project Type: Off-site improvements

Site Plan

There is a minor subdivision map (MSM-20-600091) in process that will create 4 lots for this site. Off-site improvements are required for the east half of Morning Sun Way and the north half of Monroe Avenue adjacent to the subject parcel. These roads will be constructed to non-urban standards with 32 feet of pavement instead of the full pavement, and without curb, gutter, sidewalk, and streetlights normally required for public local streets.

Applicant's Justification

The applicant indicates the waiver associated with the off-site improvements is appropriate since the properties surrounding the site are zoned R-E with a Planned Land Use of Rural Neighborhood Preservation. The parcel directly to the north is approximately the same size as the subject parcel and is undeveloped with no existing off-site improvements. Installation of full off-site improvements along both streets would collect stormwater runoff from the proposed site and would release the flows at a concentrated location which does not appear to be aligned with the flowline of the existing swale. Furthermore, the existing residential subdivision east of the site had no off-site improvements so drainage will potentially require detailed design to propagate historic flow patterns.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-500277-04	9 single family residential lots on 5 acres - expired	Approved by PC	June 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Rural Neighborhood Preservation (up to 2 du/ac)	R-E	Mix of developed & undeveloped single family residential

Related Applications

Application Number	Request
VS-21-0042	A request to vacate and abandon a curb return driveway on Monroe Avenue 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

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Public Works - Development Review

Staff has no objection to the request to not install full off-site improvements. The applicant is reconfiguring a previously approved subdivision into a 4 lot parcel map with the homes fronting

on Morning Sun Way. Although full off-site improvements exist in the area, there are none on the north side of Monroe Avenue or Morning Sun Way, north of Monroe Avenue.

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 Comprehensive Master Plan, Title 30, 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 this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Coordinate with Public Works - Design Division for the Jim McGaughey Detention Basin, Collection and Outfall project;
- Dedicate any right-of-way and easements necessary for the Jim McGaughey Detention Basin, Collection and Outfall project;
- Applicant shall provide a safe route to school path.

Building Department - Fire Prevention

- Applicant is advised to show fire hydrant locations within 300 feet.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTESTS:

APPLICANT: A&M STRUCTURING 6, LLC & AVENDANO'S PROPERTY DEVELOPMENT INC

CONTACT: BAUGHMAN & TURNER, INC., 1210 HINSON ST, LAS VEGAS, NV 89102