

09/21/22 BCC AGENDA SHEET

FINISHED GRADE
(TITLE 30)

RICHMAR AVE/EDMOND ST

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

DR-22-0434-KB HOME LAS VEGAS INC:

DESIGN REVIEW for finished grade for a previously approved single family residential development on 16.1 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the south side of Richmar Avenue and the east side of Edmond Street within Enterprise. JJ/lm/syp (For possible action)

RELATED INFORMATION:

APN:

176-24-801-002; 176-24-801-003; 176-24-801-004; 176-24-801-006; 176-24-801-007; 176-24-801-008; 176-24-801-029

DESIGN REVIEW:

Increase finished grade to 54 inches where a maximum of 36 inches is the standard per Section 30.32.040 (a 50% increase).

LAND USE PLAN:

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

ENTERPRISE - NEIGHBORHOOD COMMERCIAL

BACKGROUND:

Project Description

General Summary

- Site Address: 5125 W. Richmar Avenue
- Site Acreage: 16.1
- Number of Lots: 128 (overall)
- Minimum/Maximum Lot Size (square feet): 3,301/4,777
- Project Type: Finished grade for a single family residential development

Site Plans

This request is to increase the finished grade for a previously approved gated single family residential development on 16.1 acres consisting of 128 lots. The overall site has frontage along Richmar Avenue, Edmond Street, Gary Avenue, and Decatur Boulevard; however, none of the proposed lots will take access directly from any of these streets. The previously approved plans depict the entrance to the subdivision is from Edmond Street on the west side of the site. Access

to the lots within the development will be provided by 43 foot wide private streets that will have a 5 foot wide sidewalk on 1 side of the street.

Applicant's Justification

The applicant indicates that the proposed increased finished grade per the technical drainage study is along the east side of the site and cannot be reduced to maintain positive drainage across the site.

Prior Land Use Requests

Application Number	Request	Action	Date
EA-22-900511	Allow early addressing in conjunction with NFM-21-500214	Approved by ZA	August 2022
DA-21-900836	Development Agreement	Approved by BCC	January 2022
NZC-21-0621	Reclassified 1 acre to R-2 zoning with Design Review on 16.0 acres for a single family residential development	Approved by BCC	January 2022
VS-21-0622	Vacated patent easements on a portion of the site	Approved by BCC	January 2022
TM-21-500176	56 single family residential lots on 6.6 acres	Approved by BCC	January 2022
NZC-21-0204	Reclassified the site to R-2 zoning for a single family residential development with waivers for landscaping and wall height	Approved by BCC	July 2021
TM-21-500051	118 single family residential lots on 16.1 acres	Approved by BCC	July 2021
VS-21-0205	Vacated easements and rights-of-way	Approved by BCC	July 2021

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Neighborhood Commercial & Open Lands	R-E (RNP-I) & R-E	Single family residential & undeveloped
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Compact Neighborhood (up to 18 du/ac)	R-E	Single family residential & undeveloped
East	Business Employment	R-E	Single family residential & undeveloped
West	Open Lands	R-E (ROI to R-2)	Undeveloped

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

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Public Works - Development Review

Design Review

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Harry Reid International Airport and is subject to continuing aircraft noise and over-flights.

A portion of the property lies within the AE-60 (60 - 65 DNL) noise contour for Harry Reid 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 Harry Reid International facilities to meet future air traffic demand.

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, 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; 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

- Comply with approved drainage study PW21-19687.

Department of Aviation

- For that portion in the AE-60, applicant must record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Department of Aviation;
- For that portion in the AE-60, applicant must provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Department of Aviation;

- For that portion in the AE-60, applicant must provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation when property sales/leases commence;
- For that portion in the AE-60, incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.
- 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.

Fire Prevention Bureau

- 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 #0392-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: K B HOME LAS VEGAS INC

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