

05/21/24 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-24-500034-DOGWOOD HICKORY, LLC:**

**TENTATIVE MAP** consisting of 24 single family residential lots on 8.59 acres in an RS10 (Single-family 10) Zone.

Generally located on the southeast corner of Cactus Avenue and Quarterhorse Lane within Enterprise. JJ/jor/ng (For possible action)

RELATED INFORMATION:

**APN:**

176-32-101-008; 176-32-101-009

**PROPOSED LAND USE PLAN:**

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

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: None
- Site Acreage: 8.59
- Project Type: Single family residential
- Number of Lots: 24
- Density (du/ac): 2.79
- Minimum/Maximum Lot Size (square feet): 14,503 (gross)/16,903 (gross) and 12,156 (net)/16,101 (net)

The plan depicts the subject parcels as a proposed single family residential subdivision on 8.59 acres with a density of 2.79 dwelling units per acre. The applicant is proposing 24 lots with a minimum net lot size of 12,156 square feet and maximum net lot size of 16,101 square feet. Lots 1 through 12 are located on the west side of the development adjacent to Quarterhorse Lane and these lots face internally on 1 private street which terminates in a hammerhead design. Lots 13 through 24 is on the east side of the development and mirrors the same layout of lots to the west, terminating in a second hammerhead. The main access for both private streets is from Cactus Avenue to the north.

**Prior Land Use Requests**

Application Number	Request	Action	Date
NZC-22-0121	Reclassified the site from R-E to R-D zoning for a 27 lot single family residential development	Approved by BCC	June 2022

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
NZC-19-0250	Reclassified the site from R-E to R-2 zoning for a single family residential subdivision	Withdrawn	August 2019
TM-19-500077	64 lot single family residential subdivision	Withdrawn	August 2019
VS-19-0251	Vacated and abandoned patent easements	Withdrawn	August 2019

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single family residential
South, East, & West	Open Lands	RS20	Undeveloped

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
PA-24-700004	A plan amendment to redesignate the existing land use category from Open Lands (OL) to Low-Intensity Suburban Neighborhood (LN) is a companion item on this agenda.
ZC-24-0136	A zone change to reclassify the site from RS20 to RS10 is a companion item on this agenda.
VS-24-0135	A vacation and abandonment for patent easements and a 5 foot wide portion of right-of-way being Cactus Avenue is a companion item on this agenda.
WS-24-0134	A waiver of development standards and design reviews for a single family residential development is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

**Analysis**

**Comprehensive Planning**

Staff finds that the overall layout of the subdivision lacks connectivity between the lots and route choices are minimal since there is only 1 way in and 1 way out of each set of lots. Since staff does not support the waiver of development standards and the design review staff also cannot support this request.

**Staff Recommendation**

Denial. This item will be forwarded to the Board of County Commissioners’ meeting for final action on June 18, 2024 at 1:00 p.m., unless otherwise announced.

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:**

### **Comprehensive Planning**

If approved:

- Applicant is advised within 4 years from the approval date a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards completion; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

### **Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- Right-of-way dedication to include the spandrel in the northwest corner of the site at the intersection of Cactus Avenue and Quarterhorse Lane;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map;
- Execute a Restrictive Covenant Agreement (deed restrictions);
- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- Coordinate with Public Works - Construction Division for right-of-way and easement dedications necessary for the Cactus Avenue project.
- Applicant is advised that the installation of detached sidewalks will require the recordation of this vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control.

### **Building Department - Addressing**

- Approved street name list from the Combined Fire Communications Center shall be provided.

### **Fire Prevention Bureau**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

**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 #0448-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Enterprise - approval.

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** DOGWOOD HICKORY, LLC

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