

08/18/21 BCC AGENDA SHEET

NOTINGHAN CROSSING
(TITLE 30)

HAMILTON AVE/DODD ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-21-500105-STORYBOOK-TROPICANA, LLC:

TENTATIVE MAP consisting of 22 single family residential lots and common lots on 2.3 acres in an RUD (Residential Urban Density) Zone.

Generally located on the east side of Dodd Street and the north and south sides of Hamilton Avenue within Whitney. JG/al/jd (For possible action)

RELATED INFORMATION:

APN:

161-27-303-001; 161-27-303-003; 161-27-315-010; 161-27-701-001

LAND USE PLAN:

WHITNEY - RESIDENTIAL HIGH (FROM 8 DU/AC TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Acreage: 2.3 (gross)/1.9 (net)
- Number of Lots: 22 (residential)/7 (common)
- Density (du/ac): 9.6
- Minimum/Maximum Lot Size (square feet): 2,667/5,829
- Project Type: Single family residential development

This request is for a single family residential development consisting of 22 residential lots and common lots on 2.3 acres with a density of 9.6 dwelling units per acre. The site includes 4 parcels with the majority of the site located on the south side of Hamilton Avenue. The site includes 1 parcel with an area of approximately 0.3 acres located on the northeast corner of Dodd Street and Hamilton Avenue, which will contain 4 of the proposed lots. Each of these lots will have access from Dodd Street (1 lot) or Hamilton Avenue (3 lots). The remaining 18 lots on the south side of Hamilton Avenue will have access from either Hamilton Avenue (9 lots), Dodd Street (2 lots) or from a private street (7 lots) off of Hamilton Avenue. The public streets will include full off-site improvements. The plans show the private street will terminate with a hammerhead turnaround.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-19-0413	Reclassified a portion of this site to RUD zoning and included a use permit with waivers and a design review for a single family residential PUD project on this site	Approved by BCC	October 2019
UC-0346-13	Modifications and expansion of an existing PUD that included portions of this site - expired for portions of the site	Approved by PC	August 2013
UC-1681-06	Modifications to an approved PUD that included a portion of this site - expired	Approved by PC	January 2007
ZC-1468-06	Reclassified a portion of this site to RUD zoning for a single family residential development	Approved by BCC	December 2006
UC-1966-03	Expansion of an approved single family residential PUD that included portions of this site - expired	Approved by PC	January 2003
UC-1200-03	Single family residential PUD that included portions of this site - expired	Approved by PC	September 2003

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park & Residential Suburban (up to 8 du/ac)	R-2, RUD, & M-D	Single family residential & warehouse building
South	Residential High (from 8 to 18 du/ac)	RUD	Single family residential
East	Residential High (from 8 to 18 du/ac)	R-E	Single family residential
West	Commercial General	R-E & C-2	Commercial development & undeveloped

Related Applications

Application Number	Request
WS-21-0341	A waiver of development standards and design reviews for a single family residential development is a companion item on this agenda.
VS-21-0342	A vacation and abandonment of a right-of-way 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.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the McCarran 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 the McCarran International Airport 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 Comprehensive 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

- 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 30 feet for Hamilton Avenue for an overall right-of-way width of 60 feet, and associated spandrel;
- Coordinate Dodd Street dedication and improvements with Public Works - Development Review.
- Applicant is advised 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

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Private streets shall have approved street names and suffixes;
- Street A shall have the suffix of Court.

Department of Aviation

- 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.

Building Department - Fire Prevention

- Applicant is advised to refer to Clark County Fire Code Appendix D for proper sizes; and that Street A hammerhead appears to be too small.

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 #0274-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Whitney - approval.

APPROVALS:

PROTESTS:

APPLICANT: STORYBOOK-TROPICANA, LLC

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