

09/03/24 PC AGENDA SHEET

**PUBLIC HEARING**

**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**

**TM-24-500068-ROOHANI KHUSROW FAMILY TRUST & ROOHANI KHUSROW TRS:**

**TENTATIVE MAP** consisting of 64 lots and 12 common lots on 6.54 acres in an RM18 (Residential Multi-Family 18) Zone.

Generally located on the east side of Giles Street and the north and south sides of Pyle Avenue within Enterprise. MN/rg/syp (For possible action)

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**RELATED INFORMATION:**

**APN:**

177-28-201-017 through 177-28-201-019; 177-28-301-004; 177-28-301-005

**LAND USE PLAN:**

ENTERPRISE - ENTERTAINMENT MIXED-USE

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 71, 80, 81, & 90 E. Pyle Avenue
- Site Acreage: 6.54
- Project Type: Single-family attached residential
- Number of Lots: 64
- Density (du/ac): 9.79
- Minimum/Maximum Lot Size (square feet): 1,983/4,645
- Open Space Required/Provided: 7,860/12,800

Project Description

The plan depicts a proposed subdivision that is divided into 2 parts by Pyle Avenue. There are 42 lots shown for the project on the north side of Pyle Avenue (north project) and 22 lots are shown for the project on the south side of Pyle Avenue (south project).

The access to the north project is from a private east/west street, Avenue A, via Haven Street, with north/south private streets, Street A and Street B, terminating as stub streets. Four lots will take direct access from Haven Street. A 4 foot wide attached sidewalk is located along the south side of Avenue A, the east side of Street A, and on the west side of Street B, with detached sidewalks provided on the public streets, Pyle Avenue, Haven Street, and Giles Street.

The access to the south project is from a private north/south street, Street C, via Pyle Avenue. Both Street C and Avenue B terminate in cul-de-sacs. A 4 foot wide sidewalk is provided on the south side of Avenue B and on the west side of Street C, except sidewalks are not provided around the cul-de-sacs. A 5 foot wide detached sidewalk is shown on Pyle Avenue.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ADET-24-500068 (VS-22-0322)	Administrative extension of time for a vacation and abandonment for patent easements and portions of right-of-way	Approved by ZA	April 2024
ZC-22-0321	Reclassified 6.5 acres from H-1 and R-E zoning to R-3 zoning; associated waivers of development standards and design reviews for a single-family residential subdivision were withdrawn	Approved by BCC	July 2022
VS-22-0322	Vacated and abandoned for patent easements and portions of right-of-way	Approved by BCC	July 2022
ZC-0789-06	Reclassified 2.5 acres (APN 177-28-201-018 and 177-28-201-019) from R-E to H-1 zoning and a design review for a hotel - expired	Approved by BCC	August 2006
ZC-0935-05	Reclassified 17.4 acres (APN 177-28-301-003, 177-28-301-004, 177-28-301-009, 177-28-301-014, 177-28-301-017, and 177-28-301-021) from R-E to H-1 zoning and a design review for a hotel – design review expired	Approved by BCC	June 2005

**Surrounding Land Use**

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

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

**Related Applications**

<b>Application Number</b>	<b>Request</b>
WS-24-0355	A waiver of development standards and design review for a single-family attached subdivision is a companion item on this agenda.
VS-24-0356	A vacation and abandonment for patent easements and portions of right-of-way 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**

The development is divided into 2 parts by Pyle Avenue. Therefore, the layout and internal street network of the proposed subdivision is functional. A minimum of 2 architectural features are included on each façade of the single-family residences that include varying rooflines, varying building materials, and optional patios and balconies on the rear elevations. However, approval of this request is contingent upon approval of WS-24-0355, which staff is not supporting; therefore, staff cannot support this request.

### **Staff Recommendation**

Denial.

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;
- Full off-site improvements;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Pyle Avenue improvement project.
- Applicant is advised that the installation of detached sidewalks will require the 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;
- All streets shall have approved street names and suffixed.

#### **Fire Prevention Bureau**

- No comment.

**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 #0321-2024 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** RICHMOND AMERICAN HOMES

**CONTACT:** WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVENUE,  
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