

08/18/21 BCC AGENDA SHEET

SERENE FORT APACHE SWC
(TITLE 30)

SERENE AVE/FORT APACHE RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-21-500096-CRUZ FAMILY TRUST & CRUZ LEONDINO G & NARCISA T TRS:

TENTATIVE MAP consisting of 93 lots and common lots on 7.6 acres in an RUD (Residential Urban Density) Zone.

Generally located on the south side of Serene Avenue (alignment) and the west side of Fort Apache Road within Enterprise. JJ/md/jd (For possible action)

RELATED INFORMATION:

APN:

176-19-701-004; 176-19-701-007; 176-19-701-008

LAND USE PLAN:

ENTERPRISE - COMMERCIAL GENERAL

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 7.6
- Number of Lots: 93
- Density (du/ac): 12.4
- Minimum/Maximum Lot Size (square feet): 1,159 (gross and net)/1,290 (gross and net)
- Project Type: Attached (townhouse) planned unit development

The plans depict an attached single family residential development situated on a 7.6 acre project site consisting of 93 residential lots with a density of 12.4 dwelling units per acre. The proposed development features a total of 26 buildings, each containing 3 to 4 units that are adjacent to 30 foot wide private streets. The proposed development requires 15,597 square feet of open space where 52,636 square feet of open space is provided. Open space areas, with a minimum width of 10 feet, are dispersed throughout the interior of the site measuring between 1,732 square feet to 23,092 square feet in area. The open space areas are interconnected with a series of 4 foot wide pedestrian sidewalks, providing connectivity between the townhouses. Parking will consist of garage parking for residents and surface parking for visitors. The primary entrance to the development is granted from Serene Avenue via private street "A", while a secondary entrance to the development is provided from Chieftain Street via private street "F". Five foot wide detached sidewalks are provided along Serene Avenue and Fort Apache Road while 5 foot wide attached sidewalks are provided adjacent to Meranto Avenue and Chieftain Street. A pedestrian

access gate is provided at the southeast corner of the site, between lots 26 and 27, connecting to Fort Apache Road.

Landscaping

The plans depict a 15 foot wide landscape area, with a 5 foot wide detached sidewalk located adjacent to Serene Avenue and Fort Apache Road. Twenty-four inch box trees planted 30 feet on center, including shrubs and groundcover, are located within the aforementioned landscape areas. A 6 foot wide landscape area, with a 5 foot wide attached sidewalk located adjacent to Meranto Avenue and Chieftain Street is also depicted on the plans. Twenty-four inch box trees planted 30 feet on center, including shrubs and groundcover, are located within the aforementioned landscape areas. A landscape area measuring a minimum of 6 feet in width, with 24 inch box trees planted 20 feet on center, is located along the northwest and west property lines, adjacent to an existing single family residential development. Twenty-four inch box trees are equitably distributed throughout the interior of the project site, adjacent to sidewalks and private streets.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Commercial General	C-2	Undeveloped
South	Residential High (8 du/ac to 18 du/ac)	RUD	Undeveloped
East	Residential Medium (3 du/ac to 14 du/ac)	RUD	Single family residential
West	Commercial General & Residential Suburban (up to 8 du/ac)	R-E & R-2	Single family residential

The subject site and surrounding properties are in the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
NZC-21-0303	A nonconforming zone change to reclassify 7.6 acres from R-E and H-2 to RUD zoning for an attached (townhouse) planned unit development is a companion item on this agenda.
VS-21-0304	A request to vacate and abandon patent easements is a companion item on this application.

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.

Staff Recommendation

Approval. This item has been forwarded to the Board of County Commissioners for final action.

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.

PLANNING COMMISSION ACTION: August 3, 2021 – APPROVED – Vote: Unanimous 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 45 feet to the back of curb for Fort Apache Road, 35 feet to the back of curb for Serene Avenue, 30 feet for Meranto Avenue, 30 feet for Chieftain Street, and associated spandrels;
- 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 final map;
- Applicant shall apply for a Bureau of Land Management (BLM) grant for Chieftain Street.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; and 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.

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 #0128-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: D.R. HORTON

CONTACT: STRIVE ENGINEERING, 8912 SPANISH RIDGE AVENUE, SUITE 200, LAS VEGAS, NV 89148