

10/20/21 BCC AGENDA SHEET

UNLV CAMPUS VILLAGE
(TITLE 30)

MARYLAND PKWY/HARMON AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-21-500134-G2-CAMPUS VILLAGE, LLC:

TENTATIVE MAP consisting of 1 commercial lot and common lots on 3.4 acres in a C-2 (General Commercial) (AE-60) Zone in the Midtown Maryland Parkway Design Overlay District.

Generally located on the east side of Maryland Parkway, the north side of Harmon Avenue, and the south side of University Avenue within Paradise. TS/jt/jd (For possible action)

RELATED INFORMATION:

APN:

162-23-204-001; 162-23-204-003 through 162-23-204-004

LAND USE PLAN:

WINCHESTER/PARADISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 4440 & 4482 S. Maryland Parkway & 1220 E. Harmon Avenue
- Site Acreage: 3.4
- Number of Lots: 1
- Project Type: Commercial complex

The plans depict a 1 lot commercial tentative map with driveway access from University Avenue on the north side of the site, Maryland Parkway on the west side of the site, and 2 driveways from Harmon Avenue on the south side of the site. Several waivers of development standards for alternative driveway geometrics and non-standard improvements in the right-of-way are included with the companion application, ZC-21-0451.

Perimeter landscaping includes both a detached and attached sidewalk along University Avenue on the north side of the site, a detached sidewalk along Maryland Parkway on the west side of the site, and both a detached sidewalk and attached sidewalk along Harmon Avenue on the south side of the site. No landscaping is provided along the east property line.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0189-63	Reclassified the southwestern parcel to C-1 zoning for a service station	Approved by BCC	January 1964

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-027-75	Reclassified the northern and the eastern parcels to C-2 zoning for a shopping center	Approved by BCC	May 1975

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Institutional	R-1	Place of worship
South	Commercial General	C-1	UNLV buildings
East	Residential Urban Center (18 to 32 du/ac)	R-4	Multiple family residential complex
West	Public Facilities	P-F	UNLV campus

Related Applications

Application Number	Request
ZC-21-0451	A zone change of 0.6 acres to C-2 zoning for a commercial complex consisting of a dormitory, office space, retail space, convenience store, and gasoline station on 3.4 acres is a companion item on this agenda.
VS-21-0452	A vacation and abandonment of 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. However, since staff cannot support portions of the companion application, ZC-21-0451, staff cannot support the tentative map.

Department of Aviation

The property lies within the AE-60 (60-65 DNL) noise contour for 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 McCarran International facilities to meet future air traffic demand.

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 Comprehensive Master Plan, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- 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;
- Right-of-way dedication to include a 54 foot property line radius at the southwest corner of the site;
- 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 License and Maintenance Agreement for any non-standard improvements within the right-of-way;
- Coordinate with Public Works - Design Division for the Harmon Avenue improvement project;
- Dedicate any right-of-way and easements necessary for the Harmon Avenue improvement project;
- Reconstruct the back of curb radii on the southwest and northwest corner of the site to meet the minimum requirements per Uniform Standard Drawing 201.
- 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; that off-site improvement permits may be required; 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

- No comment.

Department of Aviation

- 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;
- Applicant must provide a copy of the recorded noise disclosure form to future renters, and provide a copy of the document to the Department of Aviation;

- Applicant must provide a map to future 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 leases commence;
- 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 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 that fire/emergency access must comply with the Fire Code.

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 #0182-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: FRANK MARRETTI

CONTACT: MATT BURNS, EV & A ARCHITECTS, 1160 N. TOWN CENTER DRIVE, SUITE 170, LAS VEGAS, NV 89144