

STREET WIDTH/
NON-STANDARD IMPROVEMENTS
(TITLE 27)

CHARTAN AVE/STAR LILY ST

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
WT-23-0197-SHS 1, LLC:

WAIVERS for the following: **1)** reduce street width; and **2)** allow non-standard improvements (landscaping and off-sites) in the right-of-way in conjunction with an approved single family residential subdivision on 10.0 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the north and south sides of Chartan Avenue and the west side of Star Lily Street within Enterprise. JJ/hw/syp (For possible action)

RELATED INFORMATION:

APN:
176-36-722-002; 176-36-797-002; 176-36-897-011; 176-36-897-012

WAIVERS:

1. Reduce the width of a public residential street within a single family residential subdivision to 37 feet where 48 feet is the standard per Section 27.20.020 (a 23% reduction).
2. Allow non-standard improvements (landscaping and off-sites) within the right-of-way (Chartan Avenue) where not permitted per Section 27.10.011.

LAND USE PLAN:

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 10
- Project Type: Street width reduction & landscaping and off-sites within the right-of-way

Site Plan

The plan depicts a 510 foot stretch of Chartan Avenue beginning at the intersection of Chartan Avenue and Star Lily Street in the east and ending in the west at a public turnaround within the Seneca Chartan Subdivision, that was previously approved through ZC-20-0454 and TM-20-500154. The Chartan Avenue right-of-way is shown as 60 feet wide. On the southern half of the right-of-way, there is an existing 15 foot landscaping strip followed by a 5 foot attached

sidewalk. South of the Chartan Avenue centerline, the full 25 feet of paving is being provided, and north of the centerline, the plans show only 12 feet of paving being provided, resulting in an overall paved area of 37 feet, including L-curbs. North of the paved area, there is 23 foot landscape area which consists of a 13 foot landscaped area along the paved portion of the right-of-way, followed by a 5 foot detached sidewalk, and followed by another 5 foot landscaped area. The plans indicate this landscaping area will be maintained by the subdivision HOA through a license and maintenance agreement. Over the easterly 40 feet of the subject area, the paved area tappers up from the provided 37 feet to the full 50 foot paved width of the Chartan Avenue right-of-way. The plans also depict streetlights being provided within the northern most landscaping strip evenly distributed within the subject area.

Landscaping

The plans show that the southern 15 foot landscaping strip will remain as is. The trees in the existing landscape strip consist mainly of Purple Plum, Pine, and Mesquite trees general set between 14 feet and 28 feet on center with shrubs and decorative boulders/rocks filling in the gaps between trees. On the south side of Chartan Avenue, a 5 foot attached sidewalk has been provided.

On the northern side of Chartan Avenue, 2 landscaping strips are being provided with a variety of 24 inch medium and large trees being planted in these strips. The landscaping strip directly along Chartan Avenue will be 13 feet wide and separated from a northern 5 foot wide landscaping strip by the existing 5 foot sidewalk. The 13 foot landscaping strip will contain a variety of new trees such as Desert Willow (*Chilopsis linearis*), “Desert Museum” Palo Verde (*Parkinsonia x ‘desert museum’*), and Honey Mesquite (*Prosopis glandulosa*), all 24 inch box in size. The trees in the 13 foot landscaping strip will, in general, be set apart between 15 feet and 34.5 feet on center. The 5 foot landscaping strip to the north of the existing sidewalk will consist of a mix of existing pine trees and new Shoe-String Acacia (*Acacia stenophylla*) trees. These trees will vary in size, but will mainly be 24 inch box, and will be off-set between 21 feet and 34.5 feet on center.

The plans show that the spaces between the trees will be filled with varying species of 1 and 5 gallon shrubs with 2 inch to 4 inch rock mulch for substrate and varying sizes of boulders for decoration. The entire northern 23 foot landscaping strip is located within the Chartan Avenue right-of-way, and the southern 18 feet of this landscaping strip will be maintained by the appropriate Homeowners Association. The plans also show that there will be 2 streetlights located within the northern most 5 foot landscaping strip.

Applicant’s Justification

The applicant indicates that the proposed reduction in width is needed in order to better connect Chartan Avenue with the approved Seneca Chartan subdivision. The applicant states that the proposed narrowing will help to reduce heat island causing pavement, and will slow traffic into the development. They state there should be no issues with this pavement reduction, as Chartan Avenue will dead end into the Seneca Chartan subdivision, so the only traffic using the reduced portion of Chartan Avenue will be the residents of this community meaning that there would little impact on traffic patterns. In addition, they state that the waiver for the non-standard improvements is needed in order to accommodate the landscaping and streetlights that will be

placed in the portion of the right-of-way that will not be paved. They state that this landscaping will help to beautify the area, while providing additional shading.

Prior Land Use Requests*

Application Number	Request	Action	Date
WS-22-0394	Increased hillside disturbance area, reduced street side setbacks, and review of final grading plans	Approved by BCC	September 2022
AV-22-900342	Reduced side and rear setbacks for certain lots within the approved subdivision	Approved by ZA	May 2022
VS-20-0453	Vacated and abandoned 33 foot patent easement along the boundaries of the site	Approved by BCC	February 2021
TM-20-500154	50 lot attached single family residential subdivision with common lots	Approved by BCC	February 2021
ZC-20-0454	Reclassified the site from an R-E to R-2 zoning for an attached single family residential development within a hillside development area with waivers	Approved by BCC	February 2021
TM-0018-15	34 lot single family residential subdivision with common lots - expired	Approved by PC	March 2015
ZC-0075-14	Reclassified the site from R-E to R-2 zoning for a single family residential subdivision with modified street standard within a hillside development area - expired	Approved by BCC	November 2014
TM-0439-06	74 lot single family residential subdivision - expired	Approved by BCC	December 2006
ZC-1469-06	Reclassified the site from R-E to R-2 zoning for a single family residential subdivision in a hillside development area - expired	Approved by BCC	November 2006
WS-0323-06	Allowed increased disturbance and a 15 lot single family residential subdivision within a hillside development area	Withdrawn by Applicant	May 2006
VS-0253-06	Vacated and abandoned 33 foot patent easement along the north, east, south, and west property lines - expired	Approved by BCC	May 2006
TM-0087-06	15 lot single family residential subdivision with 1 landscaped common lot	Withdrawn by Applicant	May 2006
ZC-1512-05	Reclassified the site from R-E to R-2 zoning for a future single family residential subdivision - expired	Approved by BCC	November 2005

*Prior requests are for the associated subdivision on the previous APNs 176-36-701-008 and 176-36-801-003.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Open Lands	R-2 & P-F	Single family residential & Stuckey Elementary School
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family attached residential

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 27.

Analysis**Public Works - Development Review**Waiver of Title #1

Staff has no objection to reducing the width of paving to 37 feet for Chartan Avenue. Chartan Avenue ends to the west and should see minimal traffic.

Waiver of Title #2

The applicant is responsible for maintenance and up-keep of any non-standard improvement; the County will not maintain any curb, gutter and sidewalks placed in the right-of-way. Staff can support waiver of title #2 but the applicant must execute and sign a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

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 Master Plan, Title 27, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

- Landscaping shall be provided per revised plans.
- Applicant is advised that 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 this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Execute a License and Maintenance Agreement for any non-standard improvements within the right-of-way.

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 #0247-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: SHS 1, LLC

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVE., SUITE 100, LAS VEGAS, NV 89118