

BUFFALO - CHARTAN EAST
(TITLE 30)

BUFFALO DR/CHARTAN AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-22-500089-FUSCO ROMOLO RAMO FAMILY TRUST & FUSCO ELIZABETH:

TENTATIVE MAP consisting of 15 single family residential lots and common lots on 1.9 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the northeast corner of Buffalo Drive and Chartan Avenue within Enterprise. JJ/al/jo (For possible action)

RELATED INFORMATION:

APN:

176-34-301-009

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 1.9
- Number of Lots: 15
- Density (du/ac): 7.9
- Minimum/Maximum Lot Size (square feet): 3,304/4,763
- Project Type: Single family residential development

The plan depicts a single family residential development consisting of 15 lots with a density of 7.9 dwelling units per acre. The site has frontage along Buffalo Drive and Chartan Avenue; however, none of the lots will take access front these streets. Access to the development will be provided by a 48 foot wide street that intersects with Chartan Avenue and terminates in a cul-de-sac in the northern portion of the site. The plans show there will be a 5 foot wide sidewalk on each side of the street.

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
North & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

Surrounding Land Use

	Planned land Use Category	Zoning District	Existing Land Use
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Open Lands	R-2 & P-F	Single family residential & Jones Blackhurst Elementary School
West	Open Lands	R-E	Undeveloped

This site and the parcels to the west are located within the Public Facilities Needs Assessment Area.

Related Applications

Application Number	Request
ZC-22-0262	A request to reclassify the site to an R-2 zone for a single family residential development is a companion item on this agenda.
VS-22-0263	A request to vacate and abandon easements and rights-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 is not supporting the companion design review, 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, 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;
- Full off-site improvements;
- Crosswalk to be installed across Chartan Avenue parallel to Kane Springs Street.
- 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 or execute a License and Maintenance Agreement for non-standard improvements in the right-of-way; 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 approval.

Current Planning Division - Addressing

- Streets shall have approved street names and suffixes;
- Approved street name list from the Combined Fire Communications Center shall be provided.

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 #0184-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS:

APPLICANT: HOLDEN DEVELOPMENT COMPANY, LLC

CONTACT: LINDSAY KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135