

GARDENIA
(TITLE 30)

PATRICK LANE/FORT APACHE RD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-22-500046-CHINGROS FAMILY TRUST & CHINGROS CAROLYN TRS:

TENTATIVE MAP consisting of 73 residential lots and common lots on 4.9 acres in an RUD (Residential Urban Density) Zone.

Generally located on the south side of Patrick Lane, 300 feet east of Fort Apache Road within Spring Valley. JJ/rk/jo (For possible action)

RELATED INFORMATION:

APN:

163-32-301-002; 163-32-301-003

LAND USE PLAN:

SPRING VALLEY - CORRIDOR MIXED-USE

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 4.9
- Number of Lots: 73
- Density (du/ac): 14.9
- Minimum/Maximum Lot Size (square feet): 1,132/1,881
- Project Type: Attached (townhouse) planned unit development

The plans depict a gated residential development totaling 73 single family attached townhome lots and 4 common area lots on 4.9 acres. The density of the overall development is shown at 14.9 dwelling units per acre. The project is made up of 4 plex, 5 plex, and 6 plex buildings designed around 30 foot wide private streets. The street network consists of 1 main drive with a loop street around the center of the project. The townhomes are designed with garages facing the private streets. The development will be served by a single point of ingress/egress to the north from Patrick Lane. A network of common open spaces is located throughout the development, which will include on-site pedestrian paths, tot-lot playground equipment, gazebo, picnic tables, barbecues, benches, and a dog park. Parking will consist of garage parking for residents and designed surface off-street parking for visitors. Approximately 46 parking spaces are shown for the visitors and 146 parking spaces are provided for the residents.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Neighborhood Commercial	C-1	Commercial complex's
South	Business Employment	R-4	Flood control channel & multiple family residential
East	Corridor Mixed-Use	R-2	Townhouse subdivision

*This site and the surrounding area are located in the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
NZC-22-0139	A nonconforming zone change to reclassify this site to RUD zoning for a single family development is a companion item on this agenda.
VS-22-0140	A request to vacate and abandon patent easements on the property 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.

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 Master Plan, and/or the Nevada Revised Statutes.

PLANNING COMMISSION ACTION: May 3, 2022 – APPROVED – Vote: Unanimous
Absent: Nguyen

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 35 feet to the back of the curb for Patrick Lane;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications for any collector street or larger;
- 90 days to record required right-of-way dedications for any collector street or larger;
- All other right-of-way and easement dedications to record with the subdivision map.
- Applicant is advised 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; and 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.

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.

Fire Prevention Bureau

- All proposed single family residential submittals will comply with code requirements for residential streets;
- Per 503.2.1.1 (Parallel Parking Permitted on Both Sides) where parallel parking is permitted on both sides of the fire apparatus access road, the minimum clear width of the fire apparatus road shall be shall be 36 feet (10,972 mm), measuring 37 feet (11,277 mm) from back-of-curb to back-of-curb for L curbs, 38 feet (11,852 mm) from back-of-curb to back-of-curb for R curbs, and 39 feet (11,887 mm) from back-of-curb to back-of-curbs for roll curbs;
- The prohibition of parallel parking on both sides for the purpose of narrowing the roadway width is not permitted for fire apparatus roads serving 1 and 2 family dwellings.

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 #0102-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: BEAZER HOMES HOLDINGS, LLC

CONTACT: DARRYL LATTIMORE, ACTUS, 3283 E. WARM SPRINGS ROAD SUITE 300, LAS VEGAS, NV 89120