

RUSSELL & TENAYA - PARCEL 1
(TITLE 30)

RUSSELL RD/BUFFALO DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-22-500081-PN II, INC.:

TENTATIVE MAP consisting of 81 single family residential lots and common lots on 9.3 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District.

Generally located on the north side of Russell Road, 635 feet east of Buffalo Drive within Spring Valley. MN/md/jo (For possible action)

RELATED INFORMATION:

APN:

163-27-402-009

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 9.3
- Number of Lots: 81
- Density (du/ac): 8.8
- Minimum/Maximum Lot Size (square feet): 3,240/5,100
- Project Type: Detached (single family residential) planned unit development
- Open Space Required/Provided: 20,474/23,087

The plans depict a residential development consisting of 81 lots on 9.3 acres with a density of 8.8 dwelling units per acre. The minimum and maximum lot sizes are 3,240 square feet and 5,100 square feet, respectively. Ingress and egress to the proposed development is provided via a singular point of access being Dewey Drive, an east/west 60 foot wide public street connecting 4 internal private streets measuring 43 feet in width. A 5 foot wide attached sidewalk is located immediately adjacent to Dewey Drive. The development consists of an internal network of private streets, each measuring 43 feet in width. Private Street A, oriented in a north/south direction, connects to Dewey Drive. Private Street B and Street D are designed as east/west streets connecting to private Street A and Street C. Private Street D terminates as a stub street at the southeast corner of the site, adjacent to Lot 19 through Lot 21, and at the southwest corner of the site, adjacent to Lot 34 through Lot 37. Private Street C is oriented in a north/south direction and terminates in a hammerhead design adjacent to Lot 47 through Lot 50. A 5 foot wide sidewalk has been provided on the west side of Street A, the east side of Street C, the south side

of Street B, and the north side of Street D. A 5 foot wide detached sidewalk is provided along Russell Road. The proposed development requires 20,474 square feet of open space where 23,087 square feet of open space is provided. The open space area (common element C) is centrally located within the project site dividing 2 rows of residences, Lot 62 through Lot 71 and Lot 72 through Lot 81. The open space area measures a minimum of 25 feet in width. Two points of pedestrian access, consisting of 5 foot wide sidewalks located between Lot 21 and Lot 22 and Lot 33 and Lot 34, connect to Russell Road. The minimum setbacks and building height for the detached single family residences are as follows:

- Maximum height of single family residence - 37 feet
- Front garage - 20 feet
- Front portion of residence - 10 feet
- Interior Side Setback - 5 feet
- Side Street Corner Setback - 10 feet
- Rear - 15 feet
- Rear Patio - 5 feet

Landscaping

The plans depict a 15 foot wide landscape area, including a 5 foot wide detached sidewalk located adjacent to Russell Road. Twenty-four inch box trees planted 20 feet on center, including shrubs and groundcover, are located within the street landscape area. Per Code requirements, 20,474 square feet of open space is required for the development where 23,087 square feet is provided. Common lots featuring landscaping are located between Lot 61 and Private Street A, and Lot 9 and Dewey Drive.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-1 & R-2	Single family residential
East, West, & South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

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

Related Applications

Application Number	Request
ZC-22-0234	A conforming zone change to reclassify 9.3 acres from an R-E zone to an R-2 zone for a detached single family residential planned unit development is a companion item on this agenda.
VS-22-0235	A vacation and abandonment of right-of-way and easements 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.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the Harry Reid 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 the Harry Reid International Airport 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 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;
- Traffic study and compliance;
- Full off-site improvements.
- 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.

Current Planning Division - Addressing

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

Department of Aviation

- Applicant is advised that issuing a stand-alone noise disclosure statement to the purchaser or renter of each residential unit in the proposed development and to forward the completed and recorded noise disclosure statements to the Department of Aviation's Noise Office is strongly encouraged; 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.

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 #0159-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:**APPROVALS:****PROTESTS:****APPLICANT:** JENNIFER VERAS**CONTACT:** JENNIFER VERAS, GCW ENGINEERING, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146