

06/22/22 BCC AGENDA SHEET

DEAN MARTIN/AGATE NORTH
(TITLE 30)

DEAN MARTIN DR/RAVEN AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-22-500079-PY PROPERTIES LLC & MTG LIVING TRUST:

TENTATIVE MAP consisting of 46 single family residential lots and common lots on 8.6 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the east side of Dean Martin Drive approximately 215 feet south of Raven Avenue within Enterprise (description on file). JJ/jvm/jo (For possible action)

RELATED INFORMATION:

APN:

177-20-104-010; 177-20-104-012; 177-20-104-013; 177-20-104-015; 177-20-204-001; 177-20-204-002

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

ENTERPRISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Acreage: 8.6
- Number of Lots/Units: 46
- Density (du/ac): 5.4
- Minimum/Maximum Lot Size (square feet): 3,500/7,855
- Project Type: Single family residential

The plans depict a proposed single family residential development on the east side of Dean Martin Drive, between Raven Avenue and Vicki Avenue. The overall lot count is 46 lots on approximately 8.6 acres. Essentially, there are 2 separate subdivisions within the overall site that are divided by a large wash. On the north side of the wash there are 29 lots ranging in size from 3,500 square feet to 6,459 square feet. Access will be provided by one, 42 foot wide driveway from Dean Martin Drive and all lots will be serviced from 42 foot wide private streets with a 4 foot wide sidewalk on 1 side of the private street.

The subdivision on the south side of the wash will be accessed through a previously approved subdivision to the south and east of this proposed development. It is comprised of 17 lots ranging in size from 4,815 square feet to 7,855 square feet. All lots will be serviced from 42 foot wide private streets with a 4 foot wide sidewalk on 1 side of the private street.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-18-0660	Reclassified 5.7 acres to M-D zoning for an office/warehouse	Denied by BCC	December 2018
ZC-0336-09 (ET-0133-13)	First extension of time to reclassify 7.7 acres to C-2 zoning for a hotel and shopping center - expired	Approved by BCC	February 2014
ZC-0336-09	Reclassified 7.7 acres to C-2 zoning for a hotel and shopping center - expired	Approved by BCC	June 2009

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment	R-E	Undeveloped
South	Low Intensity Suburban Neighborhood (up to 5 du/ac)	R-E & C-P	Single family residential & undeveloped
East	Entertainment Mixed-Use	H-2 & R-3	I-15, single family residential & multiple family residential
West	Ranch Estate Residential (up to 2 du/ac)	R-E (RNP-I)	Single family residential & undeveloped

The subject site is located in the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
NZC-22-0229	A nonconforming zone change to reclassify 8.6 acres from an R-E to an R-2 zone for a 46 lot single family subdivision is a companion item on this agenda.
VS-22-0233	A request to vacate and abandon easements of interest to Clark County is a companion item on this agenda.
ZC-22-0240	A zone change request to reclassify 5.7 acres to M-D zoning is a related 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

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: June 7, 2022 – APPROVED – Vote: Unanimous

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;
- Applicant to coordinate a contribution with Public Works for improvements on Dean Martin Drive.
- 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 this site is located within a Special Flood Hazard Area (SFHA) as designated by the Federal Emergency Management Agency (FEMA).

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;
- Rocky Creek Court shall have an approved suffix.

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 #0653-2019 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: KB HOME LAS VEGAS

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