

RUSSELL & TENAYA
(TITLE 30)

RUSSELL RD/TENAYA WY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-22-500092-COUNTY OF CLARK (AVIATION):

TENTATIVE MAP consisting of 80 single family residential lots and common lots on 9.4 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the north side of Russell Road, 300 feet west of Tenaya Way within Spring Valley. MN/rk/jo (For possible action)

RELATED INFORMATION:

APN:

163-27-402-012

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: 9.4
- Number of Lots: 80
- Density (du/ac): 8.5
- Minimum/Maximum Lot Size (square feet): 3,160/4,573
- Project Type: Detached (single family residential) planned unit development
- Open Space Required/Provided: 20,037/28,749

The plans depict a residential development consisting of 80 lots on 9.4 acres with a density of 8.5 dwelling units per acre. The minimum and maximum lot sizes are 3,160 square feet and 4,573 square feet, respectively. The majority of the lots will have access from internal streets with the subdivision with the exception of the lots facing Dewey Drive. Ingress and egress to the proposed development is provided via a singular point of access being Dewey Drive to the north. The lots within the subdivision will be served by 43 foot wide internal private streets, which include a 5 foot wide sidewalk on 1 side of the street. The proposed development requires 20,037 square feet of open space where 28,749 square feet of open space is provided. The open space area (Common Element C) is centrally located within the project. The applicant indicates future amenities such as walking paths, benches and the like will be provided in Common Element C. Street landscaping consists of 15 foot wide landscape area, including a 5 foot wide detached sidewalk located adjacent to Russell Road. Two points of pedestrian access, consisting

of 5 foot wide sidewalks are shown at the southern portion of the development that connects to the detached sidewalk along Russell Road.

Surrounding Land Use

| | Planned Land Use Category | Zoning District | Existing Land Use |
|--------------|--|------------------------|-----------------------------------|
| North & West | Mid-Intensity Neighborhood (up to 8 du/ac) | R-2 | Single family residential |
| South | Compact Neighborhood (up to 18 du/ac) & Mid-Intensity Neighborhood (up to 8 du/ac) | R-E & R-3 | Condominium complex & undeveloped |
| East | Compact Neighborhood (up to 18 du/ac) | R-3 | Condominium complex |

Related Applications

| Application Number | Request |
|---------------------------|---|
| VS-22-0273 | A vacation and abandonment of a right-of-way for a detached sidewalk is a companion item on this agenda. |
| ZC-22-0272 | A conforming zone change to reclassify this site to R-2 zoning for a detached single family residential planned unit development is a companion 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, approval of this request is contingent upon approval of ZC-22-0272, which staff cannot support.

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;
- Right-of-way dedication to include 30 feet for Dewey Drive.
- 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

- 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.

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 #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