

ARVILLE AND GARY
(TITLE 30)

ARVILLE ST/SILVERADO RANCH BLVD

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-22-500129-ROOHANI KHUSROW FAMILY TRUST:

HOLDOVER TENTATIVE MAP consisting of 160 residential lots and common lots on 16.8 acres in an RUD (Residential Urban Density) Zone.

Generally located on the east side of Arville Street and the north side of Silverado Ranch Boulevard within Enterprise. JJ/md/jo (For possible action)

RELATED INFORMATION:

APN:

177-19-801-017; 177-19-801-018; 177-19-802-022

LAND USE PLAN:

ENTERPRISE - BUSINESS EMPLOYMENT

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 16.8
- Number of Lots: 160
- Density (du/ac): 9.6
- Minimum/Maximum Lot Size (square feet): 3,030/4,797
- Project Type: Single family residential development
- Open Space Required/Provided (square feet): 32,000/25,467

The plans depict a single family residential development consisting of 160 lots on 16.8 acres with a density of 9.6 dwelling units per gross acre. The minimum and maximum lot sizes are 3,030 square feet and 4,797 square feet, respectively. The primary ingress and egress to the proposed development is provided by the following: 1) a 43 foot wide east/west private street (Street A) connecting to Arville Street; 2) a 43 foot wide east/west private street (Street D) connecting to Hinson Street; and 3) a 43 foot wide north/south private street (Street C) connecting to Gary Avenue. Five foot wide attached sidewalks are provided on 1 side of the private streets (A through D) serving the interior of the development. Five foot wide detached sidewalks are provided along Arville Street and Silverado Ranch Boulevard, and 5 foot wide attached sidewalks are provided along Gary Avenue and Hinson Street.

The proposed development requires 32,000 square feet of open space where 25,467 square feet of open space is provided. The open space area (Common Element A) is centrally located within

the project site dividing 2 rows of residences, Lot 142 through Lot 160 and Lot 121 through Lot 141. The open space area measures a minimum of 25 feet in width with a linear length of 669 feet. An open space area measuring 2,739 square feet is located immediately to the west of Lot 142 and adjacent to private street B.

Landscaping

The plans depict a 15 foot wide landscape area, including a 5 foot wide detached sidewalk, adjacent to Arville Street and Silverado Ranch Boulevard. Twenty-four inch box trees planted 20 feet on center, including shrubs and groundcover, are located within the street landscape area. The proposed development requires 32,000 square feet of open space where 25,467 square feet of open space is provided.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business Employment & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E	Undeveloped
South	Compact Neighborhood (up to 18 du/ac)	R-E, R-2, & R-3	Undeveloped & single family residential
East	Mid-intensity Suburban Neighborhood (up to 8 du/ac)	R-E	Undeveloped
West	Business Employment & Public Use	C-2 & P-F	National Guard/Armory

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

Related Applications

Application Number	Request
NZC-22-0381	A nonconforming zone change to reclassify 16.8 acres from an R-E to an RUD zone for a single family residential development is a companion item on this agenda.
VS-22-0382	A request to vacate right-of-way and patent 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. Approval of this request is contingent upon approval of NZC-22-0381. However, since staff is not supporting NZC-22-0381, staff cannot support this request.

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. This item will be forwarded to the Board of County Commissioners' meeting for final action on September 21, 2022 at 9:00 a.m., unless otherwise announced.

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;
- Right-of-way dedication to include 30 feet for Gary Avenue and associated spandrel;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easement for the Silverado Ranch Boulevard improvement project;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easement for the Silverado Ranch Detention Basin improvement project;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout including passenger loading/shelter areas on the north side of Silverado Ranch Boulevard as close as practical to the west side of Hinson Street in accordance with RTC standards.
- 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 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 #0006-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - denial.

APPROVALS:

PROTESTS:

PLANNING COMMISSION ACTION: August 16, 2022 – HELD – To 09/06/22 – per the applicant.

APPLICANT: CHRISTA BILBREY

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 175 BERKELEY ST, BOSTON, MA 02116