

BUFFALO RUSSELL
(TITLE 30)

UPDATE
RUSSELL RD/BUFFALO DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-22-500223-COUNTY OF CLARK (AVIATION):

TENTATIVE MAP consisting of 80 single family residential lots and common lots on 12.0 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District.

Generally located on the south side of Russell Road and the east side of Buffalo Drive within Spring Valley. MN/gc/ja (For possible action)

RELATED INFORMATION:

APN:
163-34-101-002

LAND USE PLAN:
SPRING VALLEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)
SPRING VALLEY - NEIGHBORHOOD COMMERCIAL

BACKGROUND:
Project Description

General Summary

- Site Address: N/A
- Site Acreage: 12
- Number of Lots: 80
- Density (du/ac): 6.7
- Minimum/Maximum Lot Size (square feet): 4,179/12,049 (gross and net)
- Project Type: Single family residential

The plans depict a proposed single family residential development consisting of 80 residential lots and 11 common element lots at a density of 6.7 dwelling units per acre. Both gross and net lot sizes range from a minimum of 4,179 square feet to a maximum of 12,049 square feet, with an average lot size of 4,956 square feet. The lots will be served by 42 foot wide private streets with a 4 foot wide sidewalk on 1 side of the street, except for Tioga Way which will be a 48 foot wide public street with 5 foot wide sidewalks on both sides of the street. Access to the project is from Russell Road via Tioga Way. A 5 foot wide pedestrian access is also provided to Buffalo Drive.

Surrounding Land Use

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

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
South	Neighborhood Commercial	R-2	Single family residential
West	Neighborhood Commercial	R-E	Undeveloped

Related Applications

Application Number	Request
NZC-22-0676	A nonconforming zone change request from R-E to R-2 zoning, waivers of development standards for increased wall height, street intersection off-set, and street dedication, and design reviews for a single family residential development and finished grade is a companion item on this agenda.
VS-22-0677	A vacation and abandonment of a 5 foot wide portion of right-of-way being Russell Road and Buffalo Drive, a 12 foot wide portion of right of way being Tioga Way, and a 5 foot wide BLM right-of-way grant easement along Russell Road 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

Approval is contingent upon approval of NZC-22-0676 and VS-22-0677. This item has been forwarded to the Board of County Commissioners' meeting 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: February 7, 2023 – APPROVED – Vote: Unanimous
Absent: Stone

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;
- The installation of detached sidewalks will require the vacation of excess right-of-way together with a subdivision map granting necessary easements for utilities, pedestrian access, streetlights, and traffic control or the execution of a License and Maintenance Agreement for non-standard improvements in the right-of-way.
- 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.

Current Planning Division - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Private streets shall have approved street names and suffixes;
- All street suffixes shall be spelled out on the Final Map.

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 #0448-2022 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: PN II, INC.

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVENUE, SUITE 100, LAS VEGAS, NV 89118