

CIMARRON & PATRICK PHASE 3
(TITLE 30)

PATRICK LN/TOMSIK ST

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-23-50024-PN II, INC:

TENTATIVE MAP consisting of 95 lots and 6 common lots on 9.5 acres in an R-2 (Medium Density Residential) Zone in the CMA Design Overlay District.

Generally located on the north side of Patrick Lane and the east side of Tomsik Street within Spring Valley. MN/jor/syp (For possible action)

RELATED INFORMATION:

APN:

163-33-201-018

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Acreage: 9.5
- Number of Lots: 95
- Density (du/ac): 9.9
- Minimum/Maximum Lot Size (square feet): 3,244 (gross/net)/3,833 (gross/net)
- Project Type: Planned Unit Development for single family residences
- Open Space Required/Provided: 0.5 acres/0.6 acres

Project Description

The applicant is proposing a Planned Unit Development (PUD) for single family detached residences to be constructed on APN 163-33-201-018. The site has an overall total acreage of 9.5 acres with a density of 9.9 dwelling units per acre where 10 dwelling units per acre is the maximum density allowed per Table 30.24-1. Furthermore, the development will offer 95 single family residential lots with 6 common elements, and 0.6 acres of open space where 0.5 acres is required per Title 30. Access to the site is provided via 1 private street between the southernmost property line along Patrick Lane, and the northernmost property line (Oquendo Road). In addition, Lots 1 thru Lot 31 on the west side of the development will face westward and residents will have access to these lots via Tomsik Street. Lots 32 thru Lot 95 and the centrally located open spaces (Common Lots A and B) will be accessed via the private street that is 43 feet wide on the eastern half of subject parcel. The private street will have a 5 foot wide sidewalk on the east side of the street. In addition, pedestrian access is available for the open spaces via Tomsik Street. The open space areas will feature amenities such as, but not limited to, benches, dog waste stations, and pedestrian walkways. The plans depict detached sidewalks to

be provided along Patrick Lane and Oquendo Road adjacent to the development, and an attached sidewalk along Tomsik Street since this right-of-way is only 48 feet wide. Immediately east of the subject parcel is a future Regional Flood Control District facility, approximately 205 feet west of Cimmaron Road.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	P-F & R-2	Single family residential, undeveloped, & future Regional Flood Control District facility
South	Business Employment	M-D	Undeveloped
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E	Future Regional Flood Control District facility & undeveloped parcels
West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential

Related Applications

Application Number	Request
ZC-23-0122	A zone change to reclassify 9.5 acres from R-E zoning to R-2 zoning for a Planned Unit Development is a companion item on this agenda.
VS-23-0123	A request to vacate and abandon portions of rights-of-way being Patrick Lane, Oquendo Road, and Tomsik Street 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

Comprehensive 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.

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:

Comprehensive 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;
- 30 days to coordinate with Public Works - Design Division and to dedicate any necessary right-of-way and easements for the Flamingo, Cimarron Branch improvement project.
- 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; and 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.

Comprehensive Planning - Addressing

- No comment.

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 #0113-2023 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: JENNIFER VERAS, GCW ENGINEERING, 1555 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146