

12/05/23 PC AGENDA SHEET

VILLA ROSA TOWNHOMES  
(TITLE 30)

**UPDATE**  
RINGE LN/TRANGO AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-23-500139-MAXIM ROSE LLC:**

**HOLDOVER TENTATIVE MAP** consisting of 42 lots and common lots on 2.3 acres in an R-4 (Multiple Family Residential - High Density) Zone.

Generally located on the west side of Ringe Lane, 130 feet south of Trango Avenue (alignment) within Sunrise Manor. TS/md/syp (For possible action)

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RELATED INFORMATION:

**APN:**

140-28-301-006; 140-28-301-008 through 140-28-301-010

**PROPOSED LAND USE PLAN:**

SUNRISE MANOR - URBAN NEIGHBORHOOD (GREATER THAN 18 DU/AC)

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 2.3
- Number of Lots: 42
- Density (du/ac): 18.5
- Minimum/Maximum Lot Size (square feet): 1,193/1,200 (net & gross)
- Project Type: Attached single family residential planned unit development

The plans depict an attached single family residential development situation on a 2.3 acre site consisting of 42 residential lots with a density of 18.5 dwelling units per acre. The project site is less than 5 acres, necessitating a waiver of development standards to the minimum area required for the development of the site. The development consists of townhouse, residential dwellings under separate ownership that are attached to 1 or more dwellings on opposite sites of the structure. The proposed development features a total of 4, two story buildings. Three buildings, oriented in an east/west direction, containing 9 units each while the fourth building, positioned in a north/south direction, contains 15 units. Parking will consist of 2 car driveways, measuring 20 feet in length, for each unit in addition to a single car garage. The development requires 93 parking spaces where 126 parking spaces are provided. Access to the project site is granted via 2, forty-three foot wide, east/west private streets (Falstaff Way and Villosa Way) connecting to a 48 foot wide, north/south public street being Ringe Lane. A 5 foot wide attached sidewalk is proposed along the east property line, adjacent to Ringe Lane. Bonica Court, a 43 foot wide north/south private street connects to both Falstaff Way and Villosa Way within the

development. Five foot wide attached sidewalks are located along 1 side of each private street. The east/west buildings within the development are set back 4 feet from the sidewalk adjacent to Bonica Court and 5 feet from the sidewalk adjacent to Ringe Lane. Lots 10 through 24 are set back zero feet from the sidewalk within the open space area along the west portion of the site. Lots 1 through 9 are set back 6 feet from the sidewalk within the open space area along the north portion of the site. The minimum and maximum lot sizes within the development are 1,193 and 1,200 square feet, respectively. The minimum setbacks for the townhouse units are as follows:

- Front setback – 20 feet
- Interior side setback – zero feet
- Side street (corner) setback – 4 feet to 9 feet
- Rear setback – 10 feet
- Perimeter setback – 5 feet to 10 feet
- Driveway length – 20 feet
- Building separation – no separation
- Setbacks from streets, sidewalks, drive aisle, or curb – zero feet

A minimum building setback of 10 feet is provided along the west, north, and south perimeter of the project site. The PUD is considered a Project of Regional Significance as the development is located within 500 feet of another local government’s jurisdictional boundary being the City of Las Vegas.

Landscaping

Street landscaping consists of a 9 foot wide landscape area, including a 5 foot wide attached sidewalk, located along Ringe Lane. An attached sidewalk is permitted as Ringe Lane measures 48 feet in width. Twenty-four inch box trees, including shrubs and groundcover, are located within the street landscape area. A landscape area measuring a minimum of 5.5 feet in width is located along the north and south property lines, adjacent to the existing single family residences. Twenty-four inch box trees, including shrubs and groundcover, are located within the perimeter landscape area. Per Code requirements, 10,564 square feet of open space is required for the development where 12,655 square feet of open space is provided. A paseo, centrally located between Lots 34 through 42 and Lots 25 to 33, features 24 inch box trees with a 5 foot wide meandering trail providing a connection between Bonica Court (private street) and Ringe Lane. An open space area, measuring a minimum width of 10 feet, is also located along the west and north portions of the project site and includes a 5 foot wide sidewalk for connectivity within the development.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North & South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-E	Single family residential
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	R-2	Single family residential
West	Corridor Mixed-Use	R-E & C-2	Undeveloped & commercial center

## Related Applications

Application Number	Request
PA-23-700035	A plan amendment to redesignate the land use category from Mid-Intensity Suburban Neighborhood (MN) to Urban Neighborhood (UN) is a companion item on this agenda.
ZC-23-0680	A zone change to reclassify the site from R-E to R-4 zoning, with a use permit, waivers of development standards, and a design review for a townhouse planned unit development 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. Approval of this request is contingent upon approval of ZC-23-0680 which staff is not supporting the design of the project; therefore, staff cannot support this request.

#### Staff Recommendation

Denial. This item will be forwarded to the Board of County Commissioners' meeting for final action on **January 3, 2024**, 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:

#### Comprehensive Planning

If approved:

- Applicant is advised that the County has adopted a rewrite to Title 30 effective January 1, 2024, 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;
- Full off-site improvements.

#### Comprehensive Planning - Addressing

- 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 #0360-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Sunrise Manor - denial.

**APPROVALS:**

**PROTESTS:**

**PLANNING COMMISSION ACTION:** November 21, 2023 – HELD – To 12/05/23 – per the applicant.

**APPLICANT:** WENDY HARRISON

**CONTACT:** DLC CONSULTING, 2885 E QUAIL AVE, LAS VEGAS, NV 89120