

AVA 4 CAMERON LE BARON
(TITLE 30)

UPDATE
CAMERON ST/LE BARON AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-20-500165-COUNTY OF CLARK(AVIATION):

TENTATIVE MAP consisting of 183 residential lots and common lots on 18.8 acres in an RUD (Residential Urban Density) Zone.

Generally located on the south side of Le Baron Avenue, the west side of Cameron Street, the north side of Pyle Avenue, and the east side of Ullom Drive within Enterprise. JJ/jt/jd (For possible action)

RELATED INFORMATION:

APN:

177-30-202-002; 177-30-202-003; 177-30-202-006; 177-30-204-001

LAND USE PLAN:

ENTERPRISE - BUSINESS AND DESIGN/RESEARCH PARK

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 18.8
- Number of Lots/Units: 183
- Density (du/ac): 9.8
- Minimum/Maximum Lot Size (square feet): 2,800/4,165
- Project Type: Single family residential subdivision

The plans depict a 183 lot single family subdivision. The subdivision encompasses the entire area between Le Baron Avenue to the north, Pyle Avenue to the south, Cameron Street to the east, and Ullom Drive to the west, except for a 0.9 acre parcel at the northeast corner of Pyle Avenue and Ullom Drive.

Entrances to the subdivision are provided from Cameron Street on the east and from Pyle Avenue on the south. Streets within the subdivision are 49 foot wide public streets with 5 foot wide sidewalks on both sides, **except for the entrance from Pyle Avenue, which is 47 feet wide with sidewalks on both sides.** The internal streets run north/south and east/west to provide a well-connected internal network. Stub streets are limited to 4 instances, and the 2 stub streets that face east provide pedestrian access to Cameron Street to improve connectivity. Lastly, the residential lots along Cameron Street face out of the subdivision and receive access from Cameron Street. Similarly, the residential lots along Ullom Drive face out of the

subdivision and receive access from Ullom Drive. The remainder of the lots receive access from the internal network of public streets.

Street landscaping along Pyle Avenue includes a 15 foot wide strip with a detached sidewalk. Street landscaping is also provided along a northeast portion of Cameron Street and along portions of the internal streets within the subdivision. Street landscaping along Le Baron Avenue includes a 50 foot wide landscape area within an electrical power easement. The sidewalks along Le Baron Avenue, Cameron Street, and Ullom Drive will be attached.

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities & Commercial General	P-F & R-E	Undeveloped (approved for a flood control detention basin)
South	Residential Suburban (up to 8 du/ac)	R-2	Undeveloped (approved for a 96 lot single family residential subdivision)
East	Residential Suburban (up to 8 du/ac) & Residential High (8 du/ac to 18 du/ac)	R-E & R-2	Undeveloped (approved for a 214 lot single family subdivision) & existing 15 lot single family subdivision
West	Business and Design/Research Park	R-E & C-2	Undeveloped & tavern

Related Applications

Application Number	Request
NZC-20-0477	A nonconforming zone boundary amendment to RUD zoning for a single family subdivision is a companion item on this agenda.
VS-20-0478	A vacation and abandonment for easements and right-of-way 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. However, on the companion application (NZC-20-0477), staff recommends a condition to remove lots 166, 167, and 168 and convert them to open space. This will improve the pedestrian connectivity for residents internal to the subdivision to access the open space near the entrance from Pyle Avenue. It will also increase the amount of open space since the companion application includes a waiver of development standards to reduce rear yards. With a condition of approval to convert lots 166, 167, and 168 to open space, staff can support this application. Staff also included the same condition of approval from NZC-20-0477 to maintain pedestrian connections between the 2 stub streets and Cameron Street.

Department of Aviation

The property lies just outside the AE-60 (60-65 DNL) noise contour for the McCarran 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 McCarran International Airport facilities to meet future air traffic demand

Staff Recommendation

Approval. 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 Comprehensive Master Plan, and/or the Nevada Revised Statutes.

STAFF CONDITIONS:**Current Planning**

- Remove lots 166, 167, and 168 and convert them to useable open space connecting the adjacent open space on Avenue I with the open space at the knuckle of Street B and Avenue H.

PLANNING COMMISSION ACTION: December 15, 2020 – APPROVED – Vote: Aye: Frasier, Kirk, Nguyen, Tagliaferri Nay: Kilarski Absent: Stone, Morley

Current Planning

- Maintain pedestrian connections between the 2 stub streets and Cameron Street;
- No permits shall be issued until the deed conveying ownership of the parcels to the applicant, D.R. Horton, Inc., or its successors or assigns, is recorded.
- Applicant is advised that 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

- Lot 176 to be removed to meet Uniform Standard Drawing 222 (back of curb radius to driveway);
- No street parking on Avenue I (Lots 172 thru Lots 183);
- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include 19 feet Cameron Street and associated spandrel;
- Coordinate with Kathleen Kingston in Public Works to grant necessary easements for the Silverado Ranch Detention Basin project;
- 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.

Current Planning Division - Addressing

- Approved street name list from the Combined Fire Communications Center shall be provided;
- Streets shall have approved street names and suffixes.

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; 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.

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 #0152-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: D.R. HORTON, INC.

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