

02/02/21 PC AGENDA SHEET

AGATE & WARBONNET EAST UD SOUTH
(TITLE 30)

AGATE AVE/BUFFALO DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-20-500186-MAK ZAK LLC, ET AL:

HOLDOVER TENTATIVE MAP consisting of 100 lots and common lots on 7.4 acres in a RUD (Residential Urban Density) Zone.

Generally located on the south side of Agate Avenue, 280 feet west of Buffalo Drive within Enterprise. JJ/jt/jd (For possible action)

RELATED INFORMATION:

APN:

176-21-601-005; 176-21-601-022 through 176-21-601-023

LAND USE PLAN:

ENTERPRISE - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 7.4
- Number of Lots: 100
- Density (du/ac): 13.6
- Minimum/Maximum Lot Size (square feet): 945/965
- Project Type: Townhome residential subdivision

The plans depict a townhome development on the south side of Agate Avenue, the east side of Warbonnet Way, and the east and west sides of Miller Lane. Approximately 2.4 acres of the project are located on the east side of Miller Lane, and approximately 5 acres are located on the west side of Miller Lane. Miller Lane provides the only vehicular access to both the east and west sides of the development. Entrance drives are 33 foot wide private drives, and within the townhome development, the private drives are 25 feet wide. Speed humps are provided to slow traffic on the longer sections of the internal private drives.

Townhomes are arranged into 25 separate 4 plex buildings. Eight of the buildings are located on the east side of Miller Lane, and 17 buildings are located on the west side of Miller Lane.

Open space with landscaping is provided on common lots around the perimeter of the project, around the 4 plex buildings, and on a 24,901 square foot centralized common lot on the west side of the entrance from Miller Lane.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0001-07	Reclassified the western portion of the site to C-2 zoning for a grocery store and convenience store	Approved by BCC	February 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Low (up to 3.5 du/ac)	R-E (RNP-I)	Undeveloped
South	Commercial General	C-2	Single family residential & undeveloped
East	Commercial General	R-E	Single family residential
West	Residential High (8 du/ac to 18 du/ac)	R-E	Undeveloped

The subject site and surrounding area are in the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
NZC-20-0524	A nonconforming zone change to reclassify the subject site to RUD zoning for a townhome planned unit development and to reclassify 9.8 acres north of Agate Avenue to R-2 zoning for a single family residential subdivision is a companion item on this agenda.
VS-20-0523	A vacation and abandonment of patent easements on a parcel located in the southeast portion of this overall project is a companion item on this agenda.
TM-20-500185	A tentative map for a single family subdivision north of Agate Avenue 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.

Staff Recommendation

Approval. This item will be forwarded to the Board of County Commissioners' meeting for final action on **March 3, 2021 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 Comprehensive Master Plan, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- 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

- 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 Warbonnet Way, 30 feet for Agate Avenue, 60 feet for Miller Lane, and associated spandrels.
- 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

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

Building Department - Fire Prevention

- 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 #0151-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

PLANNING COMMISSION ACTION: January 19, 2021 – HELD – To 02/02/21 – per Commissioner Nguyen.

APPLICANT: D.R. HORTON

CONTACT: VTN-NEVADA, 2727 S. RAINBOW BOULEVARD, LAS VEGAS, NV 89146