

RUSSELL & TORREY PINES
(TITLE 30)

RUSSELL RD/TORREY PINES DR

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-21-500053-GKT 5, LLC & GRAGSON CACTUS HIGHLANDS, LLC:

TENTATIVE MAP consisting of 50 lots and 7 common lots for a planned unit development (PUD) on 5.0 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the northwest corner of Russell Road and Torrey Pines Drive within Spring Valley. MN/sd/jd (For possible action)

RELATED INFORMATION:

APN:

163-26-408-002

LAND USE PLAN:

SPRING VALLEY - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 5
- Number of Lots/Units: 50 (townhomes)/7 (common lots)
- Density (du/ac): 10
- Minimum/Maximum Lot Size (square feet): 1,132/1,258
- Project Type: Planned unit development

The plans depict a planned unit development for 50 townhome lots and 7 common lots on an existing undeveloped parcel located on the northwest corner of Russell Road and Torrey Pines Drive. Said density exceeds the maximum density of 8 units per acre allowed within a typical R-2 zoned residential development within Clark County (Table 30.40-3) and a typical Residential Suburban land use; however, the increased density is based on the Planned Unit Development (PUD) flexibility criteria outlined in Section 30.24.060. The project site will utilize a 41 foot wide private street for entry into the project site and internal private drives (30 foot wide with A-type or ribbon curb; no parking either side of the drive) that will have a 1 access point to Torrey Pines Drive. Lots within the project site development range in size from 1,132 gross square feet to 1,258 gross square feet with an average lot size of 1,202 square feet. Each unit will have a widened 2 car garage. Each unit will take access to the building via the rear of lot, so the front door of every unit will face a landscaped common element.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-0965-04	Zone change from R-E to R-1 zoning	Approved by BCC	July 2004

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-1	Undeveloped
South	Public Facilities	R-E	Undeveloped
East	Residential Suburban (up to 8 du/ac)	R-2	Single family residential
West	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped

Related Applications

Application Number	Request
ZC-21-0212	A zone change to reclassify the site to an R-2 zone for a Planned Unit Development is a companion item on this agenda.
VS-21-0211	A vacation and abandonment of 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.

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.

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 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;
- Right-of-way dedication to include 50 feet for Russell Road, 35 feet to the back of curb for Torrey Pines Drive, and a portion of the Flamingo Diversion Channel;
- Applicant shall coordinate with Clark County Real Property Management regarding access to the drainage easement adjacent to County-owned parcel, APN 163-26-407-003;
- If required by the Regional Transportation Commission (RTC), increase the size of the existing bus shelter pad easement behind the sidewalk to be 5 foot by 25 foot in accordance with RTC standards, for the existing bus turnout location along Russell Road.
- Applicant is advised that the installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control; 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.

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.

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.

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 #0364-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: BEAZER HOMES HOLDINGS, LLC

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