09/22/21 BCC AGENDA SHEET

RICHMAR & LINDELL (TITLE 30) EDMOND ST/RICHMAR AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
TM-21-500055-JCLH, LLC:

HOLDOVER TENTATIVE MAP consisting of 143 residential lots and common lots on 20.0 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the west side of Edmond Street, south side of Richmar Avenue, and the east side of Lindell Road within Enterprise. JJ/jt/jd (For possible action)

RELATED INFORMATION:

APN:
176-24-801-030

LAND USE PLAN:
ENTERPRISE - PUBLIC FACILITIES
ENTERPRISE - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

BACKGROUND:
Project Description
General Summary
- Site Address: N/A
- Site Acreage: 20
- Number of Lots/Units: 143
- Density (du/ac): 7.2
- Minimum/Maximum Gross and Net Lot Size (square feet): 3,325/6,152
- Project Type: Single family residential subdivision

The plans depict a 143 lot single residential subdivision with gated access from Edmond Street on the east side of the site. The entrance is 56 feet wide, which transitions down to 42 feet wide to match the internal private street widths. Four foot wide sidewalks are provided on 1 side of the internal private streets. The internal street network terminates in 2 stub streets on the west side of the site, adjacent to Lindell Road, and 2 cul-de-sacs on the east side of the site, adjacent to Edmond Street within a 65 foot wide NV Energy easement. Pedestrian connections are provided from the stub streets to Lindell Road and from the cul-de-sacs to Edmond Street.

Lots range in size from 3,325 square feet up to 6,152 square feet. However, lots along the northern portion of the site, adjacent to Richmar Avenue, and lots adjacent to the northwest portion of Lindell Road are all 4,545 square feet or larger. These lots are abutting existing R-E (RNP-I) zoned single family residences, and the larger lots are intended to provide a transition from the smaller 3,325 square foot lots in other parts of the subdivision.

Open space is provided within the NV Energy easement along Edmond Street and within several internal common lots. A total of 69,260 square feet of open space is provided where no open space is required. Around the perimeter of the site, a 15 foot wide landscape easement with a detached sidewalk is provided along Lindell Road, and up to 65 feet of landscaping is provided behind an attached sidewalk along Edmond Street, which is within the NV Energy easement. No landscaping or off-site improvements (beyond minimum paving) are proposed along the northern portion of the site, adjacent to Richmar Avenue.

Prior Land Use Requests

Application Number	Request	Action	Date
SC-1156-03	Renamed Gomer Road to Silverado Ranch Boulevard	Approved by PC	September 2003

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Rural Neighborhood Preservation (up to 2 du/ac)	R-E (RNP-I)	Single family residential & undeveloped
South	Residential Suburban (up to 8 du/ac)	R-2	Single family
East	Residential Suburban (up to 8 du/ac)	R-E	Undeveloped
West	Rural Neighborhood Preservation (up to 2 du/ac) & Residential Low (up to 3.5 du/ac)	R-E (RNP-I) & R-D	Single family residential & single family subdivision

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

Related Applications

Application Number	Request
NZC-21-0222	A nonconforming zone boundary amendment to reclassify the site to R-2 zoning is a companion item on this agenda.
VS-21-0223	Vacation and abandonment of easements 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, since staff cannot support the companion nonconforming zone boundary amendment, staff also cannot support the tentative map.

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
Denial. This item has been forwarded to the Board of County Commissioners 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
If approved:

- 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 for Lindell Road and Edmond Street;
- Right-of-way dedication to include 30 feet for Richmar Avenue, 30 feet for Edmond Street, 35 feet to the back of curb for Lindell Road, and associated spandrels;
- 30 days to submit a Separate Document to the Map Team for the required right-of-way dedications and any corresponding easements for any collector street or larger;
- 90 days to record required right-of-way dedications and any corresponding easements for any collector street or larger;
- All other right-of-way and easement dedications to record with the final map;
- Applicant shall enter into a cost participation agreement for the future Richmar Avenue improvements.
- 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 & suffixes;
- Aurora Gale Avenue shall maintain the name as Lynn Creek Avenue shown on TM-21-500051 if the 2 streets are on the same alignment.

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

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other fire apparatus access roadway obstructions.

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 #0093-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

TAB/CAC: Enterprise - denial.
APPROVALS:
PROTESTS:

PLANNING COMMISSION ACTION: July 6, 2021 – HELD – To 07/20/21 – per the applicant.

PLANNING COMMISSION ACTION: July 20, 2021 – HELD – To 08/03/21 – per the applicant.

PLANNING COMMISSION ACTION: August 3, 2021 – DENIED – Vote: Aye: Stone, Kirk, Kilarski, Frasier, Nguyen, Waltho Nay: Castello

COUNTY COMMISSION ACTION: August 18, 2021 – HELD – To 09/22/21 – per the applicant.

APPLICANT: JCLH, LLC
CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVE., STE 100, LAS VEGAS, NV 89118