

DECATUR SERENE  
(TITLE 30)

**UPDATE**  
DECATUR BLVD/SERENE AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-21-500102-JCLH, LLC:**

**TENTATIVE MAP** consisting of 225 single family residential lots and common lots on 14.7 acres in an RUD (Residential Urban Density) Zone.

Generally located on the west side of Decatur Boulevard and the south side of Serene Avenue within Enterprise. JJ/rk/jd (For possible action)

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**RELATED INFORMATION:**

**APN:**

176-24-701-004; 176-24-701-035

**LAND USE PLAN:**

ENTERPRISE - COMMERCIAL NEIGHBORHOOD

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 14.7
- Number of Lots: 225
- Density (du/ac): 15.2
- Minimum/Maximum Lot Size (square feet): 1,159/1,290
- Project Type: Attached (townhouse) planned unit development

The plans depict a residential development totaling 225 single family attached townhome lots and 33 common area lots on 14.7 acres. The density of the overall development is shown at 15.2 dwelling units per acre. The project is made up of 3 plex and 4 plex buildings designed around 30 foot wide private streets. The street network consists of 1 main drive with a loop street and 3 internal streets which cross the center of the project site. The townhome development is broken down into 2 categories; front loaded and rear loaded complexes. The front loaded units are located at the perimeter of the site, and conversely the rear loaded units are proposed in the center of the site. The development will be served by a single point of ingress/egress to the east from Decatur Boulevard. A network of common open spaces are located throughout the development which will include on-site pedestrian paths, gazebo, picnic tables, BBQ's, benches, and a centralized park. Parking will consist of garage parking for residents and designed surface off-street parking for visitors. Approximately 90 parking spaces are shown for the visitors and 450 parking spaces are provided for the residents.

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
PA-20-700058	Redesignate the land use category from CN (Residential Suburban) and RH (Residential High) for APN: 176-24-701-004	Withdrawn	

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District</b>	<b>Existing Land Use</b>
North	Rural Neighborhood Preservation (up to 2 du/ac) & Office Professional	R-E & R-E (RNP-I)	Single family residential
South	Commercial Neighborhood	R-E	Single family residential & undeveloped
West	Public Facilities	R-E (RNP-I)	Undeveloped
East	Business and Design/Research Park	R-E	Single family residential & undeveloped

**Related Applications**

<b>Application Number</b>	<b>Request</b>
NZC-21-0321	A nonconforming zone change to reclassify the site to RUD zoning for a single family attached townhome development with a use permit for a planned unit development is a companion item on this agenda.
VS-21-0322	A request to vacate and abandon 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**

Approval of this request is contingent upon NZC-21-0321. However, since staff is not supporting NZC-21-0321, staff cannot support this request.

**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.

**PLANNING COMMISSION ACTION:** September 7, 2021 – APPROVED – Vote: Aye: Nguyen, Kirk, Stone, Frasier, Castello Nay: Waltho, Kilarski

**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 55 feet to the back of curb for Decatur Boulevard, 35 feet to the back of curb for Serene Avenue, and associated spandrel;
- 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;
- If required by the Regional Transportation Commission (RTC), dedicate and construct right-of-way for bus turnout or combination right turn lane/bus turnout on the west side of Decatur Boulevard, as close as practical to Serene Avenue including a passenger loading/shelter areas in accordance with RTC standards;
- Coordinate with Public Works - Design Division for the Decatur Boulevard improvement project;
- Dedicate any right-of-way and easements necessary for the Decatur Boulevard improvement project.
- 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;
- Street K is an extension of Meranto Avenue and shall assume the same name.

**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.

**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 #0411-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

**TAB/CAC:** Enterprise - denial.

**APPROVALS:**

**PROTESTS:** 7 letters

**PLANNING COMMISSION ACTION:** August 17, 2021 – HELD – To 09/07/21 – per the applicant.

**APPLICANT:** STRIVE ENGINEERING

**CONTACT:** STRIVE ENGINEERING, 8912 SPANISH RIDGE AVE, STE 200, LAS VEGAS, NV 89148