

11/02/21 PC AGENDA SHEET

DEAN MARTIN AND AGATE
(TITLE 30)

DEAN MARTIN DR/SERENE AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-21-500149-GRAVES MB II & SM FAM TR-EXEMPTION TRUST ET AL:

TENTATIVE MAP consisting of 96 residential lots and common lots on 14.6 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the east side of Dean Martin Drive and the north side of Serene Avenue within Enterprise. JJ/md/jd (For possible action)

RELATED INFORMATION:

APN:

177-20-204-003; 177-20-204-005 through 177-20-204-007; 177-20-204-010; 177-20-204-012

LAND USE PLAN:

ENTERPRISE - RESIDENTIAL LOW (UP TO 3.5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 9180 Dean Martin Drive, 3025 and 3175 Vicki Avenue, and 3130 W. Serene Avenue
- Site Acreage: 14.6
- Number of Lots: 96
- Density (du/ac): 6.6
- Minimum/Maximum Lot Size (square feet): 3,325 (gross and net)/7,681 (gross and net)
- Project Type: Single family residential development

The plans depict a single family residential development consisting of 96 lots on 14.6 acres with a density of 6.6 dwelling units per acre. The minimum and maximum lot sizes are 3,325 square feet and 7,681 square feet, respectively. The primary ingress and egress to the proposed development is granted from Dean Martin Drive via a 42 foot wide east/west private street, that connects to a 42 foot wide north/south private street. The interior of the development is serviced by a series of 42 foot wide private streets, 3 of which terminate in a cul-de-sac bulb. Four foot wide sidewalks are provided on 1 side of the private streets servicing the subdivision. Due to the topography of the site, a combined screen wall/retaining wall height up to a maximum of 14 feet will be located along the east perimeter of the project site, adjacent to lot 28 through lot 62 along I-15. Off-site improvements are not proposed with this development.

Landscaping

The plans depict a 10 foot wide landscape area located immediately adjacent to Dean Martin Drive and Serene Avenue. Twenty-four inch box trees planted 35 feet on center, in addition to shrubs and groundcover, are proposed within the street landscape areas.

Prior Land Use Requests

Application Number	Request	Action	Date
LUP-20-700038	Redesignate the land use category from RL (Residential Low) to CG (Commercial General)	Cancelled by BCC	July 2020

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Business and Design/Research Park	R-E	Undeveloped
South	Residential Low (up to 3.5 du/ac)	R-E	Single family residential & undeveloped
East	Commercial Tourist	H-2 & R-3	Freeway, single family & multiple family residential
West	Rural Neighborhood Preservation (up to 2 du/ac) & Residential Low (up to 3.5 du/ac)	C-P, R-E, & R-E (RNP-I)	Single family residential & undeveloped

Related Applications

Application Number	Request
NZC-21-0522	A nonconforming zone change to reclassify 14.6 acres from an R-E zone to an R-2 zone for a proposed single family residential development is a companion item on this agenda.
VS-21-0523	A request to vacate and abandon patent 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. Approval of this request is contingent upon approval of NZC-21-0522. However, since staff is not supporting NZC-21-0522, 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 will be forwarded to the Board of County Commissioners' meeting for final action on December 8, 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

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;
- Right-of-way dedication to include 40 feet for Dean Martin Drive and 40 feet for Serene Avenue;
- 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 subdivision map;
- Applicant to coordinate a contribution for improvements for Dean Martin Drive and Serene Avenue.
- Applicant is advised that this site is located within a Special Flood Hazard Area (SFHA) as designated by the Federal Emergency Management Agency (FEMA); 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

- Private streets shall have approved street names and suffixes;
- Approved street name list from the Combined Fire Communications Center shall be provided;
- Magnolia Ranch Avenue is an extension of Vicki 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 #0358-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: KB HOME LAS VEGAS

CONTACT: THOMASON CONSULTING ENGINEERS, 7080 LA CIENEGA ST, STE 200, LAS VEGAS, NV 89119