

11/16/21 PC AGENDA SHEET

HOLLYWOOD SPRINGS
(TITLE 30)

HOLLYWOOD BLVD/ALTO AVE

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-21-500158-MOSAIC HOLLYWOOD 247, LLC:

TENTATIVE MAP consisting of 238 single family residential lots and common lots on 36.3 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the east side of Hollywood Boulevard and the south side of Alto Avenue within Sunrise Manor. MK/jvm/jd (For possible action)

RELATED INFORMATION:

APN:

140-14-301-004; 140-14-301-005; 140-14-301-007

LAND USE PLAN:

SUNRISE MANOR - PUBLIC FACILITIES

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 36.3
- Number of Lots/Units: 238
- Density (du/ac): 6.6
- Minimum/Maximum Lot Size (square feet): 3,642/7,845
- Project Type: Single family residential

The plans depict a single family residential development consisting of 238 residential lots on 36.3 acres at a density of 6.6 dwelling units per acre. The single family portion of the development has been broken into three separate, not connected, neighborhoods. The first consisting of 143 lots accessed from Alto Avenue to the north. The second neighborhood will consist of 69 lots accessed from Hollywood Boulevard to the west. The third neighborhood is located in the northwest corner of the property (previously apartments), is accessed from Hollywood Boulevard and consists of 26 single family lots. All of the single family lots range in size from 3,642 square feet to 7,845 square feet. The lots will have access to Alto Avenue and Hollywood Boulevard via 48 foot wide public streets with 5 foot wide sidewalks on both sides of the street.

Prior Land Use Requests

Application Number	Request	Action	Date
TM-19-500141	212 single family lots	Approved by BCC	September 2019
VS-19-0543	Vacation of right-of-way	Approved by BCC	September 2019
NZC-18-0968	Reclassified 32.3 acres to R-2 zoning and 6.6 acres to R-3 zoning	Approved by BCC	September 2019
NZC-0097-17	Reclassified 50.3 acre parcel across Alto Avenue to R-2 zoning for a 352 lot single family residential subdivision (Phase 1)	Approved by BCC	January 2018

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Public Facilities	R-2 & R-E	Single family residential & undeveloped
South	Public Facilities	P-F	Middle school & high school
East	Public Facilities	P-F	Park/ball fields (Shadow Rock Park)
West	Residential Suburban (up to 8 du/ac)	R-2	Single family residential

Related Applications

Application Number	Request
NZC-21-0562	A zone change to reclassify 36.3 acres to R-2 zoning for a 238 lot single family residential development 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 December 22, 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

- Expunge TM-19-500141.
- 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;
- Coordinate with Public Works - Design Division for the Hollywood Boulevard improvement project;
- Dedicate any right-of-way and easements necessary for the Hollywood Boulevard improvement project.
- 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.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that there are only 196 Equivalent Residential Units left for this development until the Lincoln Lift Station is complete; and that installation of a sewer line is required on the entire frontage along East Alto Avenue, and a sewer stub is required in the southeast portion of the development.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: LGI HOMES – NEVADA, LLC

CONTACT: AMBER DOLCE, RCI ENGINEERING, 500 S. RANCHO DRIVE, SUITE 17,
LAS VEGAS, NV 89106