

RUSSELL & 215
(TITLE 30)

UPDATE
RUSSELL RD/JERRY TARKANIAN WAY

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-21-500139-HACIENDA ASSOCIATES LP:

TENTATIVE MAP consisting of 84 residential lots and common lots on 4.8 acres in an R-3 (Multiple Family Residential) Zone.

Generally located on the north side of Russell Road, 345 feet west of Jerry Tarkanian Way within Spring Valley. JJ/md/jo (For possible action)

RELATED INFORMATION:

APN:

163-29-401-018

LAND USE PLAN:

SPRING VALLEY - COMMERCIAL GENERAL

BACKGROUND:

Project Description

General Summary

- Site Address: 9180 W. Russell Road
- Site Acreage: 4.8
- Number of Units: 84
- Density (du/ac): 17.5
- Minimum/Maximum Lot Size (square feet): 852 (gross and net)/1,184 (gross and net)
- Project Type: Attached single family residential planned unit development
- Open Space Required/Provided: 21,127/40,263

The plans depict a residential development consisting of 84 single family attached townhome lots and 6 common area lots on 4.8 acres. The density of the overall development is shown at 17.5 dwelling units per acre. The project is made up of 4 plex and 6 plex buildings designed around 30 foot wide private streets. The street network consists of 1 main drive, Fathom Blue Street, a north/south private street connecting to 4 internal east/west private streets. Lot 1 through Lot 24 are located along the west portion of the site, adjacent to Fathom Blue Street. Lot 25 through Lot 36 are located along the northeast portion of the project site. The remaining lots, 48 through 84, are centrally located within the project site, adjacent to the internal private streets. Primary ingress and egress to the site is granted via a private street (Sierra Wind Street) located along the southwest portion of the site, adjacent to Russell Road. A 30 foot wide cross-access drive aisle is proposed at the southeast corner of the site, connecting to the existing commercial development to the east. Two additional points of cross-access, located along the east property line adjacent to Coral Cascade Street and Orange Horizon Street, connect to the adjacent commercial development. Open space within the proposed development consists of an 11,577

square foot area featuring a seating area with a gazebo and walking path, located at the south portion of the site. A 9,657 square foot open space area with a pool is located at the northwest corner of the development. An additional open space area consisting of 4,371 square feet is located at the southwest corner of the site, adjacent to Sierra Wind Street. The townhouse units do not include garages; therefore, all parking for the development is provided via unenclosed spaces equitably distributed throughout the site. Approximately 185 parking spaces are shown for residents and visitors where 185 spaces are required per Code. The minimum and maximum lot areas are 852 square feet and 1,184 square feet, respectively. The minimum setbacks for the townhouse units are as follows:

- Front – 5 feet (3 feet for architectural intrusions and enclosures)
- Rear – 10 feet
- Interior Side Setback – zero feet (unit to unit), 5 feet from building to property line
- Side Street Corner Setback – 5 feet
- Perimeter Setback – 10 feet
- Roof Eave – extends a maximum of 2 feet from building

Landscaping

Street landscaping consists of a 15 foot wide area, located behind an existing 5 foot wide attached sidewalk adjacent to Russell Road. Twenty-four inch box trees, including shrubs and groundcover, are located within the landscape area. A 6 foot high decorative block wall will be provided behind the street landscape area. Internal to the site, a network of on-site pedestrian paths and common open space areas provide a total of 40,263 square feet of open space where 21,127 square feet of open space is required. Combined screen wall/retaining wall heights ranging between 9 feet to 12 feet in height are located along the north and east property lines of the site.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-0665-13	Reclassified the site from C-2 to R-2 zoning for a single family residential development	Withdrawn at PC	February 2014
VS-0666-13	Vacated easements and right-of-way	Withdrawn at PC	February 2014
TM-0181-13	Single family residential development	Withdrawn at PC	February 2014
UC-1309-07	Increased building height with a design review for a shopping center - expired	Approved by BCC	December 2007
UC-1075-06	Increased building height with a design review for a shopping center - expired	Approved by BCC	September 2006
UC-0415-05	A 6 story office and retail building with a waiver to reduce parking - expired	Approved by PC	April 2005
ZC-1484-02	Reclassified the site to a C-2 zoning for future commercial development	Approved by BCC	November 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North	Residential Suburban (up to 8 du/ac)	R-2	Improved drainage channel
South	Commercial General	U-V & C-2	Mixed-use development (Manhattan West) & office development
East	Commercial General	C-2	Animal hospital, offices & retail center
West	Commercial General	U-V	Mixed-use development (Russell Road condominiums)

Related Applications

Application Number	Request
NZC-21-0468	A nonconforming zone change to reclassify 4.8 acres from a C-2 zone to an R-3 zone for an attached single family residential planned unit development is a companion item on this agenda.
VS-21-0469	A request to vacate right-of-way and 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. Approval of this request is contingent upon approval of NZC-21-0468. However, since staff is not supporting NZC-21-0468, staff cannot support this request.

Department of Aviation

APN 163-29-401-018 is subject to certain deed restrictions which (1) prohibit uses incompatible with airport operations including those presented in this land use application from being developed, and (2) prohibit these parcels from being used to enhance incompatible uses on adjacent parcels. Applicant must contact the Clark County Department of Real Property Management to apply for a Deed Restriction Modification to amend existing deed restrictions which prohibit said use. Permits will not be issued and maps will not be recorded until all required fees associated with the amended deed restrictions, which would permit currently prohibited uses included in this application, have been paid and the new CC&Rs are recorded. If applicant fails to pay the required deed modification fees and record the new CC&Rs, then permits for uses prohibited by existing recorded deed restrictions must not be issued and mapping of uses prohibited by existing recorded deed restrictions must not be recorded.

Staff Recommendation

Denial. This item has been forwarded to the Board of County Commissioners 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: November 2, 2021 – APPROVED – Vote: Unanimous Abstain: Castello

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;
- Coordinate with Public Works - Traffic Management to reconstruct the median island on Russell Road.
- 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; and that off-site improvement permits may be required.

Current Planning Division - Addressing

- Private streets shall have approved street names and suffixes;
- Verbena, Bell Flower, Catmint are previously recorded and shall have an approved street name;
- Approved street name list from the Combined Fire Communications Center shall be provided.

Department of Aviation

- Compliance with most recent recorded airport-related deed restrictions for APN 163-29-401-018.

Building Department - Fire Prevention

- Applicant is advised that fire/emergency access must comply with the Fire Code.

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 #0064-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

PLANNING COMMISSION ACTION: October 19, 2021 – HELD – To 11/02/21 – per the applicant.

APPLICANT: TOUCHSTONE LIVING, INC

CONTACT: ANN PIERCE, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DR., STE 650, LAS VEGAS, NV 89135