

08/20/25 BCC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PUD-25-0489-PARADISE SPA OWNERS ASSN:

PLANNED UNIT DEVELOPMENT for a 275 lot single-family attached and detached residential development with modified development standards on 28.08 acres in an RS2 (Residential Single-Family 2) Zone.

Generally located east of Las Vegas Boulevard South and south of Serene Avenue within Enterprise. MN/hw/cv (For possible action)

RELATED INFORMATION:

APN:

List on file.

LAND USE PLAN:

ENTERPRISE - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 9457 Las Vegas Boulevard South
- Site Acreage: 28.08
- Project Type: Single-family attached & detached residential development
- Number of Lots: 78 (attached lots)/197 (detached lots)/275 (overall)
- Density (du/ac): 9.8
- Minimum/Maximum Lot Size (square feet): 1,723/8,681
- Number of Stories: 3 (detached)/2 (attached)
- Building Height (feet): 37 (detached maximum)/32 (attached maximum)
- Square Feet: 1,205 (minimum detached)/2,756 (maximum detached)/1,694 (minimum attached)/2,162 (maximum attached)
- Open Space Required/Provided: 55,000/59,240
- Parking Required/Provided: 605/982

Site Plans

The plans provided show a proposed single-family residential development with a mix of attached townhomes and detached homes located on a 28.08 acre site east of Las Vegas Boulevard South and south of Serene Avenue. The site will be subdivided into a total of 275 lots with 78 lots being dedicated to the attached townhomes and the remaining being for the detached homes. The lots will range in size from 1,723 square feet up to 8,681 square feet with attached townhome lots ranging in size from 1,723 square feet up to 2,505 square feet and detached home lots ranging in size from 2,500 square feet up to 8,681 square feet. The smallest lots are the

middle units of the attached buildings where the mapped area does not include a side setback area like the other exterior units. The attached lots are shown to be in a block along the western and northern property lines. Where the attached townhome lots are located, there will be rows of 33 to 42 lots on 1 side of the street. Within the larger blocks of detached home lots, there will be rows of 24 to 28 lots on each side of the private streets. All detached home lots will front and access the private streets but the attached townhome lots will be accessed in the rear of the home by a system of pedestrian walkways and open spaces. The overall density of the development will be 9.8 dwelling units per acre and will be accessed primarily from Haven Street to the east and secondarily from Richmar Avenue in the southwest.

The Haven Street driveway is 59 feet wide not inclusive of two, 5 foot wide landscape strips on each side of a 5 foot wide detached sidewalk. The driveway is gated with 25.5 foot wide swinging gates on each side of an 8 foot wide median. The gates are set back 113 feet from Haven Street while the call box is set back 76 feet from Haven Street. The Haven Street entranceway runs east to west and connects with an interior private north-south street. The Richmar Avenue entranceway is an extension of an interior north-south private street. This entrance is 39 feet wide not inclusive of two, 5 foot wide landscape strip on the east side of the entranceway with a 5 foot wide detached sidewalk. The entrance is gated by a 39 foot wide gate that is set back 103 feet from Richmar Avenue.

The interior street network consists of 2 main north-south private streets and 3 main east-west streets that are 39 feet wide with a 5 foot attached sidewalk located on one side of each street. All internal streets terminate in a 31 foot wide stub that serves no more than 4 lots, except for 1 street in the southwest portion of the site that terminates in a cul-de-sac and streets that connect with the entranceways. Additionally, pedestrian walkways within the development will connect to all attached townhome lots and open space areas. These walkways will connect to the internal sidewalks as well as the external sidewalks along Serene Avenue, Haven Street, and Richmar Avenue. Attached townhome lots will generally have 6 foot long driveways, while detached home lots will have 20 foot long driveways. Parking is provided by the 1 to 2 car garages that each lot will be provided as well as by 1 to 2 parking spaces within the driveways of detached home lots and 180 off-street parking stalls located on the private streets throughout the development. A total of 605 parking spaces are required for the site where 982 parking spaces provided.

Within the interior of the site, 4 large common open spaces are being proposed. These 4 areas range in size from 6,694 square feet up to 14,678 square feet and are in the south-central, southwest, and southeast portions of the site. All 4 areas will contain a mix of amenities, including shade structures, dog relief areas, trails, benches, pickleball court, interactive art, and picnic areas. Smaller common spaces have been located mostly in the northern portion of the site and are programmed pedestrian pathway areas that include dog relief areas, trails, benches, and interactive art. A total of 59,240 square feet of open space is being provided where 55,000 square feet are required.

As part of this PUD request, the applicant is requesting modified development standards which include the following:

Setback Modifications for Detached Units

Proposed Modifications	RS2 Standards	Proposed Setbacks
Front (Garage)	20	20
Front (Living)	20	10
Rear (Living)	15	15
Rear (Leading Edge of Patio/Porch)	5	5 - to patio cover 12 - to deck/balcony
Side Interior	5	5
Side Street	10	10

Setback Modifications for Attached Units

Proposed Modifications	RS2 Standards	Proposed Setbacks Attached
Front (Living)*	15	10
Front (Leading Edge of Patio/Porch)*	5	5 - to patio cover 10 - to deck/balcony
Rear (Garage)*	20	6
Rear (Living)*	20	5
Side Interior (Attached Units)	0	0
Side Interior (Side Not Attached)	5	5
Side Street	10	5

*Alternative yards are requested so that the side of the building facing the street will be the rear.

Other Proposed Modifications	Title Standards	30 Proposed Standards	Percent Change
Minimum Lot Size (Square Feet)	2,000	1,723	14% reduction
Building Height (Feet)	35	37	5.7% increase

Landscaping

Along Serene Avenue, a 5 foot wide landscaping strip along the street followed by a 5 foot wide detached sidewalk, and then another 5 foot wide landscaping strip is being provided. Within these landscaping areas are a mix of Mastic (*Pistacia Lentiscus*) and Anacahuita (*Cordia Boissieri*) trees. Since these are considered small trees, the trees are provided every 10 feet on center and staggered on each side of the provided detached sidewalk. In total, there are 78 trees provided along Serene Avenue where 78 small trees are required.

Along Haven Street, a 9 foot wide landscaping strip along the street followed by a 5 foot wide detached sidewalk, and then another 5 foot wide landscaping strip is being provided. Within these landscaping areas are a mix of Western Redbud (*Cercis Occidentalis*), Anacahuita, and Anacacho Orchid (*Bauhinia Lunarioides*) trees. Since these are considered small trees, the trees are provided every 10 feet on center and staggered on each side of the provided detached sidewalk. In total, there are 76 trees are provided where 76 small trees are provided.

Along Richmar Avenue, a mix of Southern Live Oak (*Quercus Virginiana*) and Shoestring Acacia (*Acacia Stenophylla*) trees are provided. These trees are considered large trees and are

provided within the 5 foot wide landscape planters. The trees will be planted every 30 feet on center and staggered on each side of the provided 5 foot wide detached sidewalk. A total of 21 trees are provided where 21 large trees are required.

Finally, along Las Vegas Boulevard South, a 10 foot wide landscape area is proposed behind a future attached sidewalk. This landscape area consists of a single row of Honey Mesquite (*Prosopis Glandulosa*) situated every 20 feet. A total of 39 trees are provided along Las Vegas Boulevard South where 39 large trees are required. Overall, a total of 214 street trees are required where 214 street trees are provided.

The applicant is also proposing to place landscaping consisting of trees, shrubs, and other groundcovers within the future right-of-way area of Las Vegas Boulevard South. The design of landscaping in the future right-of-way area has not yet been determined.

Elevations

The elevations provided show the exterior design of both the attached townhomes and detached homes within the development will have 3 architectural options that correspond to a Spanish Contemporary, Mid-Century Modern, & Craftsman style. All attached townhome buildings are 2 stories tall and are 31.2 feet tall, while the detached homes will be 2 or 3 stories and range in height from 22 feet up to 37 feet tall. All residences are shown to consist of neutral painted stucco, gabled and off-set roofs with concrete tile shingles, window accents and recessing, variations in roofline, and building pop-outs and extensions. All models are shown with a covered entry area and upper-level balcony, stone veneer accents, awnings, and significant fenestration.

Floor Plan

Each attached townhome unit will range in size from 1,694 square feet up to 2,162 square feet, including garage space, spread across 2 stories, and each attached building will contain 3 units and will be 5,654 square feet. The detached units will range in size from 1,205 square feet up to 2,756 square feet spread across 2 to 3 stories. Each attached townhome and detached home model is shown to have 2 to 5 bedrooms with options that include walk-in closets, ensuite bathrooms, large living and dining spaces, game rooms, and gourmet kitchens. All homes have garage space for 1 to 2 cars.

Applicant's Justification

The proposed residential community is justified as the surrounding area consists of other residential units including condominiums to the north and single-family detached developments to the south and east. The request for alternative and reduced setbacks is reasonable as the attached units are rear loaded and there are plenty of options for off-site parking. In contrast to the detached units, it is anticipated that the residents who chose the attached plans are likely to have less occupants and vehicles per unit than the detached units. Furthermore, the 10 foot minimum driveway length is insufficient for parking and therefore has a limited benefit to the residents. The reduction in lot size is justified as the smallest lot is the middle unit of the attached building where the mapped area does not include a side setback area like the other 2 units. In aggregate the 3 units will be a total of 6,103 square feet which exceeds 6,000 square feet. The proposed development will be an enhancement to the area, in contrast to the existing conditions

of the Paradise Spa Condominiums. With the abundance of enhanced external landscaping with detached sidewalks that are particularly pedestrian friendly, it will be a significant upgrade for the surrounding properties in addition to the internal improvements that include additional opportunities for walking and other activities within the programmed open space. This proposal for development includes special consideration for the historical significance of Paradise Spa with its street names and proposed murals within the open space areas.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-453-88	Restaurant within a commercial complex within a multi-family residential development - expired	Approved by BCC	February 1989
UC-302-88	Commercial offices within a portion of a commercial complex within a multi-family residential development - expired	Approved by PC	October 1988
ZC-3-85	Rezoned a portion of the site to R-V-P for a proposed recreational vehicle park - expired	Approved by BCC	February 1985
VC-421-83	Allowed the use of units within an existing multi-family residential development as short-term lodging	Approved by BCC	November 1983
UC-88-81	Established time sharing within an existing multi-family residential development	Approved by BCC	July 1982
VC-167-66	Place of worship within a multi-family residential development - expired	Approved by PC	September 1966
UC-62-64	Recreational and commercial complex within a multi-family residential development - expired	Approved by PC	November 1964

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Entertainment Mixed-Use & Neighborhood Commercial	CR	Multi-family residential development (condominiums)
South	Entertainment Mixed-Use; Neighborhood Commercial; & Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	CR & RS3.3	Undeveloped, single-family attached residential development, & single-family detached residential development
East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS3.3	Single-family detached residential development
West	Entertainment Mixed-Use & Open Lands	CR	Undeveloped

Related Applications

Application Number	Request
ZC-25-0487	A zone change to reclassify the site from RM18 to RS2 is a companion item on this agenda.

Related Applications

Application Number	Request
WS-25-0488	A waiver of development standards for a single-family residential development is a companion item on this agenda.
VS-25-0490	A vacation and abandonment for portions of rights-of-way is a companion item on this agenda.
TM-25-500121	A tentative map for 275 single-family residential lots is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Planned Unit Development

A Planned Unit Development (PUD) shall comply with Title 30, except where modifications are requested through the PUD plan. Additionally, the PUD shall address a unique situation, provide substantial benefit to the County, or incorporate a greater level of building design quality, community amenities, and connectivity than would be required if the project were not being developed in a PUD, and be adequately served by public facilities such as schools, fire protection, law enforcement, water, wastewater, streets, public services, and parks. In the case of proposed residential development, the applicant shall also demonstrate buildings and uses are compatible with the character of the surrounding area.

The proposed residential development is similar in character to other developments within the area. There is a similar mixed townhome and detached single-family residential development to the south of the site and the detached models within the proposed development should be similar to the single-family residential developments to the south and east. In addition, the proposed development will help to re-activate a property that since its original development in the 1960's has become blighted and will act as an in-fill development in the area. It will also help to create a mixed-income area by incorporating the development's housing products into an area with established neighborhoods that consist of a mix of small and medium sized lot communities along with condominiums, increasing the number of housing options within the area. In terms of the design of the proposed residential development, the proposed architecture and garage styles are similar to other detached residential developments in the area and the orientation of the attached lots is consistent with newer townhome development designs.

The proposed design of the lots is orderly with there being a clear distinction in the location of the attached townhomes and detached home lots within the development. The street system also allows for ease of access to the community spaces, but also to the surrounding streets. The location of the site along Las Vegas Boulevard South and Serene Avenue will allow for access to both the local and regional area, while also providing access to high frequency rapid transit along Las Vegas Boulevard South and the commercial areas along Las Vegas Boulevard South. The surrounding neighborhood has access to several schools and public parks as well. Staff finds the

development's use of open space and open area exceeds what is required for such a development. The open space being provided allows for access to programmed open space for community activities and active and passive recreation while providing a connection to the historical roots of the development. The non-programmed buffering and screening areas will also allow for a reduction to the urban heat island effect, increase the privacy of the community, and add to the overall beautification of the area. The proposed internal network of pedestrian walkways through landscaped common elements helps to create a sense of community and allows for a more pleasant connection to the street and the other portions of the community.

Parking is well supplied within the community through garage spaces and off-street parking stalls and the roads sufficiently wide to prevent potential circulation issues. Overall, staff finds the proposed development will comply with Master Plan Policies 1.1.1, 1.1.2, 1.3.2, 1.4.4, which encourage in-fill development, a mix of housing types, and the location of housing near major transit corridors.

Staff does have some concerns regarding the design of the open space areas, as the main areas of active recreation are in the southern portion of the site leaving the north relative bare in terms of larger active spaces. The north still has landscaped and programmed trail and pathway areas but staff finds these large active open space areas could have been better distributed throughout the site. While staff could support this request, since staff is not supporting the accompanying waivers of development standards to reduce the distance from the back of curb radius to the driveway, staff is unable to ultimately support the proposed planned unit development.

Staff Recommendation

Denial.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 4 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication for Las Vegas Boulevard South per RS-25-500044.

Fire Prevention Bureau

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; and 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 #0018-2026 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - approval (add 2 emergency access gates along the north boundary on Serene Avenue).

APPROVALS:

PROTESTS:

APPLICANT: AMY RENEE GRAYBILL

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