

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0888-COUNTY OF CLARK (AVIATION):

WAIVER OF DEVELOPMENT STANDARDS to increase driveway width.

DESIGN REVIEW for a proposed single-family residential development on 9.39 acres in an RS3.3 (Residential Single-Family 3.3) Zone.

Generally located south of Windmill Lane and west of Cimarron Road within Enterprise.
JJ/hw/cv (For possible action)

RELATED INFORMATION:

APN:

176-16-101-007

WAIVER OF DEVELOPMENT STANDARDS:

Increase the width of residential driveways to 37 feet where 28 feet is the maximum width permitted per Uniform Standard Drawing 222 (a 32% increase).

PROPOSED LAND USE PLAN:

ENTERPRISE - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 9.39
- Project Type: Single-family residential development
- Number of Lots: 57
- Density (du/ac): 6.07
- Minimum/Maximum Lot Size (square feet): 3,325/13,986
- Number of Stories: 2 (Lots 1-10 & 22-57)/1 (Lots 11-21)
- Building Height (feet): 25
- Square Feet: 2,081 (minimum)/3,776 (maximum)

Site Plans

The plans show a proposed 57 lot single-family detached residential development located south of Windmill Lane and west of Cimarron Road. The overall site is 9.39 acres with a density of 6.07 dwelling units per acre. The lots range in size from 3,325 square feet to 13,986 square feet with 2 types of lots being provided. Along the south and west boundaries, adjacent to existing residential properties within the NPO-RNP, larger lots will be provided that will range in size from 10,058 square feet up to 13,986 square feet. These larger lots are provided to act as a buffer

for those existing NPO-RNP properties, as residential adjacency standards require adjacent lots to be at least 10,000 square feet. Within the interior of the subdivision and along the east and north boundaries, smaller lots will be provided and will range in size from 3,325 square feet up to 5,636 square feet. Overall, all lots will be accessed from the interior of the site through a 43 foot wide private street located in the northeast corner of the site along Windmill Lane. This private street will access an internal, square-shaped network of 43 foot wide private streets, with 4 foot wide attached sidewalks on one side of the streets. All internal streets terminate in 30 foot wide stub streets in the northwest, southeast, and southwest corners of the site. Five foot wide detached sidewalks are provided along Windmill Lane, in the northern portion of the site, and along Mistral Avenue, in the southern portion of the site, within common element areas. Additional common elements are provided along the second frontages of all corner lots. Finally, waivers of development standards are being requested mainly for the larger sized lots, more specifically Lots 11 through 21. These lots will feature larger garages resulting in driveways that are 37 feet wide where the maximum allowed is 28 feet.

Landscaping

The landscape plan depicts street landscaping along both Windmill Lane and Mistral Avenue in 15 foot wide landscape areas within proposed common elements. Landscaping along both Windmill Lane and Mistral Avenue consists of two, 5 foot wide landscape strips on both sides of a detached sidewalk. The plans show large trees are staggered on each side of the sidewalk with a tree every 30 feet on center. Overall, a total of 33 large trees are required along both streets, 19 trees along Windmill Lane and 14 trees along Mistral Avenue, with 34 trees being provided, 19 large trees along Windmill Lane and 15 large trees along Mistral Avenue. Within the interior landscape common elements, only landscaped rock will be provided.

Elevations

The elevations show 5 different models with 3 possible exterior designs for homes, for a total of 15 possible exterior design combinations. Each exterior corresponds with either Modern, Contemporary, or Craftsman style. Of the models provided, 3 of the models are 2 stories with 2 models being single-story and specifically tailored for the larger sized lots. The height of the homes will range from 19.8 feet to 25 feet. The exteriors will consist of painted stucco, gabled and split pitch roofs with concrete tile shingles, window accents and recessing, variations in roofline, and building pop-outs and extensions. A covered entry porch, stone veneer, various entry locations, and significant fenestration are shown.

Floor Plans

The models shown range in size from 2,081 square feet up to 3,776 square feet. Each model has 3 to 4 bedrooms with options that include walk-in closets, laundry rooms, ensuite bathrooms, large living and dining spaces, lofts, game rooms, additional bedrooms, in-law suites, and gourmet kitchens. All homes have garage space for 2 to 4 cars.

Applicant's Justification

Two of the existing RNP properties adjacent to the western boundary of the project site have primary homes oriented north to south. The western boundary of the current project site is a side lot line for those properties, and the proposed layout will provide a minimum of 30 feet of building separation between the proposed homes and the existing homes to the west. The

existing RNP homes near the southern property line will be buffered against Lots 17 to 19 by Mistral Avenue or a proposed 15 foot landscape area. The existing homes south of Lots 20 and 21 are buffered by a proposed 15 foot wide public drainage easement, hence the proposed homes would be 35 feet from the property line of the existing homes to the south. Additionally, the homes being constructed on the larger 10,000 square foot lots will be larger estate style homes. These homes will have 3 to 4 car garages, which require a wider than allowed driveway and is justified due to the nature of the architecture and lot size.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	A zone change to reclassify the site from R-E to R-E (RNP-I)	Approved by BCC	October 2005
MPC-0466-02	Neighborhood Plan for north of Blue Diamond Road area in conjunction with a mixed-use comprehensive planned community - expired	Approved by BCC	August 2002

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Neighborhood Commercial & Public Use	RS3.3 & PF	Single-family residential & James Regional Soccer Complex
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
East	Neighborhood Commercial	CG	Undeveloped
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential & agricultural uses

The subject site is within the Public Facilities Needs Assessment (PFNA) area.

Related Applications

Application Number	Request
PA-25-700058	A plan amendment from Ranch Estate Neighborhood (RN) to Mid-Intensity Suburban Neighborhood (MN) is a companion item on this agenda.
ZC-25-0887	A zone change from RS20 to RS3.3 and to remove the Neighborhood Protection (RNP) Overlay is a companion item on this agenda.
VS-25-0886	A vacation and abandonment for a portion of right-of-way is a companion item on this agenda.
TM-25-500216	A tentative map for a 57 lot single-family residential subdivision 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

Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Staff finds the proposed residential development is similar in character to other low to medium density developments north of Windmill Lane and east of Cimarron Road. There are residential developments to the north of the subject site that are similar to the portion of the site with smaller lots in terms of the design. Also, there are several developments to the east of Cimarron Road that have a similar mix of lot sizes to buffer the adjacent NPO-RNP areas. In terms of the architecture of the proposed residences, staff finds the proposed architectural styles are like the surrounding residential developments and are consistent with newer development designs. In addition, the proposed models are attractive, modern, and fit the aesthetics of the 1 story ranch homes found to the south and west of the site and the 2 story homes found to the north of the site. Each lot is provided with sufficient access via the internal street systems and on-site parking is well provided. Additionally, street landscaping is provided in accordance with Code requirements which will enhance the streetscape and help reduce heat island effects within the area. With that said, staff finds the location of the proposed development is well within an established NPO-RNP area and would represent an incompatible increase in density. Ultimately, staff finds the proposed subdivision would not be in conformance with Master Plan Policies 1.5.1 and 1.5.2 along with Enterprise Specific Policy EN-1.2, which all support the development of neighborhoods that are compatible with existing NPO-RNP areas and which maintain the integrity of such areas. For these reasons, along with the fact that staff is not supporting the accompanying master plan amendment and zone change, staff is unable to support this request.

Public Works - Development Review

Waiver of Development Standards

Staff has no objection to the request to increase driveway widths for Lots 11 through 21. The increase is only for lots internal to the development and should see a lower volume of traffic, helping to mitigate potential impacts from the increase. However, since Planning is recommending denial of the companion PA and ZC, staff cannot support this waiver.

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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PLANNING COMMISSION ACTION: February 17, 2026 – APPROVED – Vote: Aye: Frasier, Mujica, Kirk, Roitman, Stone, Gibson Nay: Kilarski

Comprehensive Planning

- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- 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 and application for review; 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 to include 25 feet to the back of curb and portion of the cul-de-sac for Mistral Avenue;
- The installation of detached sidewalks will require dedication to back of curb, the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

Fire Prevention Bureau

- Applicant is advised that when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; and that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb; that streets with roll curbs must be a minimum of 39 feet back of curb to back of curb.

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 0234-2026 to obtain your POC exhibit and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC: Enterprise - denial.

APPROVALS: 2 cards

PROTESTS: 9 cards

APPLICANT: LENNAR

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