

04/01/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0207-TPG AG EHC SD MULTI STATE 1, LLC:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase retaining wall height; and **2)** increase fill height.

DESIGN REVIEW for a proposed single-family residential development on 22.50 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the south side of Wigwam Avenue and the west side of Cimarron Road within Enterprise. JJ/hw/kh (For possible action)

RELATED INFORMATION:

APN:

176-16-301-015; 176-16-301-017; 176-16-301-018; 176-16-301-031; 176-16-301-037 through 176-16-301-038

WAIVERS OF DEVELOPMENT STANDARDS:

1. Increase the height of retaining walls along the eastern and southern property lines to 6 feet where 3 feet is the maximum per Section 30.04.03C (a 100% increase).
2. Increase fill height to 6 feet where a maximum of 3 feet is allowed to be placed within 5 feet of a shared residential property line per Section 30.04.06F (a 100% increase).

LAND USE PLAN:

ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 22.50
- Project Type: Single-family detached residential subdivision
- Number of Lots: 41
- Density (du/ac): 1.82
- Minimum/Maximum Lot Size (square feet): 20,002/28,830 (gross) / 17,192/23,783 (net)
- Number of Stories: 1
- Building Height (feet): 25 (maximum)
- Square Feet: 5,785 (maximum)

Site Plans

The plans show a proposed 41-lot single-family detached residential development located on the south side of Wigwam Avenue and the west side of Cimarron Road. The overall site is 22.50

acres with a density of 1.82 dwelling units per acre. The lots range in size from 20,002 square feet up to 28,830 square feet in gross acreage, and from 17,192 square feet up to 23,783 square feet in net acreage. The subdivision will have two main points of access, one 39 foot wide private access road in the west-central portion of the frontage with Wigwam Avenue in the north, and another 39 foot wide private access road in the central portion of the frontage with Cimarron Road in the east. Both access points will connect with an internal system of streets that all proposed lots will gain access. The internal street system consists of two main north-south running, 39 foot wide private streets with one located in the western portion of the site and directly in line with the access road along Wigwam Avenue. The plans show this western north-south private street will run the length of the subdivision and terminate in a cul-de-sac connecting the existing 60 foot wide public street, Tomsik Street. This southern connection will serve as a third point of access to the subdivision and will maintain the through nature of the Tomsik Street alignment. The second north-south access road is in the eastern portion of the site, approximately 375 feet to the east of the western north-south street. The two north-south streets are connected by an east-west running, 39 foot wide private street located in the northern portion of the site, approximately 145 feet south of Wigwam Avenue. This east-west private street starts 290 feet west of the access road to Wigwam Avenue and runs east to approximately 145 feet west of Cimarron Road where it bends south to become the eastern north-south private street. Approximately 430 feet south of the northern east-west private street is another 39 foot wide east-west private street that will extend approximately 360 feet west off the western north-south private street. The plans show all streets will terminate in a cul-de-sac. Five foot wide detached sidewalks are provided along both Wigwam Avenue and Cimarron Road. A total of 90 parking spaces are required on-site with 8 spaces provided through the garage and driveway for a total of 328 spaces. The cross sections indicate 6 foot tall retaining walls topped with 6 foot block walls are proposed along the eastern and southern boundaries of the site with 6 feet of fill proposed within 5 feet of a shared residential property line in the southern portion of the site.

Landscaping

The landscape plan depicts street landscaping will be provided along both Wigwam Avenue and Cimarron Road and will consist of a 5 foot wide landscape strip along the street, followed by a 5 foot wide detached sidewalk, and then followed by another 5 foot wide landscape area. The plans show the landscape area will contain Shoestring Acacia (*Acacia Stenophylla*) trees, large trees as defined by Title 30, staggered on each side of the sidewalk, where possible, with a tree every 30 feet on center. Overall, a total of 57 trees are provided along the streets, 28 trees along Wigwam Avenue, and 29 trees along Cimarron Road, where 55 trees are required.

Elevations

The elevations show 3 different models with 3 possible exterior designs for the homes. Each exterior corresponds with either a Modern, Contemporary, or Craftsman style. All models are 1 story and will range in height from 22 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 shutter styles, and significant fenestration are shown.

Floor Plans

The models shown range in size from 4,947 square feet up to 5,785 square feet, including garage, porch, and optional spaces, spread across one floor. Each model has 4 bedrooms with options that include walk-in closets, ensuite bathrooms, large living and dining spaces, game rooms, additional bedrooms, in-laws’ suite, and gourmet kitchens. All homes have garage space for 4 cars.

Applicant’s Justification

The applicant states the proposed development is a residential subdivision with 41 single family homes on approximately 22.5 gross acres and will offer three different house plans with three separate elevations per plan. The applicant also indicates the proposed development will be compatible with the surrounding area. The applicant states the need for the increased retaining wall height and fill is due to site constraints which include flat existing north-south grades across the site and existing grade along adjacent parcels. The applicant indicates the increased wall heights will fluctuate from a screen wall with no retaining wall to a screen wall with 6 feet of retaining wall around the perimeter of the site as needed. The applicant states the increased retaining wall heights will allow the project to meet minimum interior street slopes, meet sewer design standards, and maintain drainage patterns and is not being artificially raised for enhanced views.

Prior Land Use Requests

Application Number	Request	Action	Date
DA-24-900081	Development Agreement for Wigwam & Cimarron - recorded	Approved by BCC	June 2024
ADR-24-900213	Amended WS-22-0456 & TM-22-500163 to remove a stub street and change the home models	Approved by ZA	May 2024
TM-22-500163	A 42 lot single-family detached residential tentative map	Approved by BCC	January 2023
VS-22-0457	Vacated and abandoned easements and portions of rights-of-way - expired	Approved by BCC	January 2023
WS-22-0456	A 42 lot single-family residential subdivision with waivers for increased retaining wall height, off-sites, and a design review for increased grade	Approved by BCC	January 2023

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

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family detached residential & undeveloped
South	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family detached residential
East	Open Lands	RS20 (NPO-RNP)	Undeveloped

Related Applications

Application Number	Request
VS-25-0156	The vacation and abandonment of easements and portions of rights-of-way is a companion item on this agenda.
TM-25-500035	A 41 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

Waivers 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.

Waivers of Development Standards #1 & #2

The purpose of reviewing increased retaining wall height and fill is to assure that there are no negative impacts on the surrounding properties. Staff finds the requested retaining walls and fill are the result of necessary modifications to the site due to the drainage and sewer design needs of the proposed subdivision. Although the applicant stated the increase in retaining wall height and fill are the result of these drainage considerations, there are alternatives provided within Title 30, that can be utilized such as tiered walls, to either minimize or completely remove these waivers. Additionally a condition of approval of WS-22-0456 prohibited any walls (retaining wall and wall combination) greater than 10 feet along the southeast property line. For these reasons, staff cannot support this request.

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.

The proposed single-family subdivision is proposing a variety of different housing options that should help prevent monotony by providing a relatively large number of models when compared to the number of lots within the subdivision. This should allow for different architectural styles and house sizes that should keep the streetscape interesting. The proposed homes are similar in scale and size to the surrounding area and use materials and colors typical of the southwestern

United States. The number of stories proposed also complies with a condition of WS-22-0456 which required single-story homes only. The site is well parked with 8 spaces provided for each lot. Additionally, the lot sizes, homes, and overall design of the subdivision are compatible and similar to other subdivisions within the NPO-RNP area, and the combination of the home sizes and lot sizes should maintain the ability of future residential to partake in the rural uses typical of the NPO-RNP area. The landscaping along the street is sufficient to shade the provided detached sidewalk, reducing heat islands effects. Finally, the single-family subdivision will support Master Plan Policies 1.3.1, 1.5.2, and 1.5.3 and Enterprise Specific Policy EN-1.1, which all support the development of compatible residential developments within ranch estate neighborhoods and NPO-RNP area and continue to support the development of neighborhoods, which promote rural uses and activities within the NPO-RNP area. However, since staff cannot support the waivers of development standards, staff cannot support this request.

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:

- Expunge WS-22-0456 & ADR-24-900213;
- 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; 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 35 feet back of curb for Wigwam Avenue, 35 feet back of curb for Cimarron Road, and associated spandrel;

- 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;
- The installation of detached sidewalks will require dedication to back of curb and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GREYSTONE NEVADA, LLC

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SUITE 100, LAS VEGAS, NV 89118